### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale					
Address Including suburb and postcode	6A Sugarwood Court, Epsom Vic 3551				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price \$329,000					
Median sale price					
Median price \$337,50	Property Type House Suburb Epsom				
Period - From 01/04/2	019 to 30/06/2019 Source REIV				

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	7 Coal Ct EPSOM 3551	\$335,000	13/06/2019
2	1/8 Julian Ct EPSOM 3551	\$330,000	04/07/2019
3	48 Greenfield Dr EPSOM 3551	\$318,000	20/05/2019

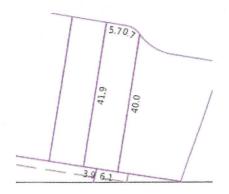
#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/09/2019 15:23
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Property Type: Land Land Size: 424 sqm approx Agent Comments

Indicative Selling Price \$329,00 Median House Price June quarter 2019: \$337,500

## Comparable Properties



7 Coal Ct EPSOM 3551 (REI/VG)



Price: \$335,000 Method: Private Sale Date: 13/06/2019 Rooms: 5

Property Type: House Land Size: 554 sqm approx Agent Comments



1/8 Julian Ct EPSOM 3551 (VG)

Price: \$330,000





Method: Sale Date: 04/07/2019 Property Type: Strata Unit/Flat Agent Comments



48 Greenfield Dr EPSOM 3551 (REI/VG)

3





Price: \$318,000 Method: Private Sale Date: 20/05/2019 Rooms: 5

Property Type: House

Land Size: 480 sqm approx

Agent Comments

ccount - Dungey Carter Ketterer | P: 03 5440 5000



