

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 Greenfield Drive Epsom VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$418,000

Property type

House

Suburb

Epsom

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

6 Flemington Place Ascot VIC 3551	\$437,000	13-Jan-21
37 Greenfield Drive Epsom VIC 3551	\$460,000	04-Oct-20
11 Bluebell Avenue Epsom VIC 3551	\$449,000	03-Dec-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 March 2021

**Elders Real Estate**

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**6 Flemington Place Ascot VIC 3551** Sold Price ^{RS} **\$437,000** Sold Date **13-Jan-21**

3
 2
 2

Distance **0.33km****37 Greenfield Drive Epsom VIC 3551** Sold Price **\$460,000** Sold Date **04-Oct-20**

4
 2
 2

Distance **0.19km****11 Bluebell Avenue Epsom VIC 3551** Sold Price **\$449,000** Sold Date **03-Dec-20**

4
 2
 2

Distance **0.5km****31 Garden Drive Epsom VIC 3551** Sold Price **\$490,000** Sold Date **26-Oct-20**

4
 2
 2

Distance **0.43km****56 Garden Drive Epsom VIC 3551** Sold Price **\$450,000** Sold Date **03-Dec-20**

3
 2
 2

Distance **0.51km****54 Elandra Drive Ascot VIC 3551** Sold Price Sold Date **13-Oct-20**

3
 2
 2

Distance **0.58km****RS** = Recent sale**UN** = Undisclosed Sale

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