

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

36 BOTANICAL 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Epsom

Period-from

01 Jul 2022

to

30 Jun 2023

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

12 AMBROSIA RISE EPSOM VIC 3551	\$685,000	19-May-23
600 NAPIER STREET EPSOM VIC 3551	\$662,500	13-Jan-23
22 MORELLO WAY EPSOM VIC 3551	\$670,000	24-Oct-22

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.~~

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12 AMBROSIA RISE EPSOM VIC 3551

4 2 2

Sold Price

^{RS}

\$685,000

Sold Date

19-May-23

Distance

0.13km



600 NAPIER STREET EPSOM VIC 3551

4 2 2

Sold Price

\$662,500

Sold Date

13-Jan-23

Distance

1.18km



22 MORELLO WAY EPSOM VIC 3551

4 2 2

Sold Price

\$670,000

Sold Date

24-Oct-22

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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