

# 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 or  
locality and postcode

44 Londonderry Way, Epsom Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$470,000

### Median sale price

Median price \$368,750 Property Type House Suburb Epsom

Period - From 11/02/2019 to 10/02/2020 Source REIV

### 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
1	11 Christovic Pl ASCOT 3551	\$465,000	27/06/2019
2	9 Garden Dr EPSOM 3551	\$460,000	22/10/2019
3	15 Dowker St EPSOM 3551	\$455,000	31/07/2019

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:

11/02/2020 10:44

44 Londonderry Way, Epsom Vic 3551



**JanelleStevens**  
PROPERTY

Janelle Stevens

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**Indicative Selling Price**

\$440,000 - \$470,000

**Median House Price**

11/02/2019 - 10/02/2020: \$368,750



3 2 2

**Property Type:** House

**Land Size:** 850 sqm approx

Agent Comments

## Comparable Properties

11 Christovic PI ASCOT 3551 (VG)

Agent Comments

3 - -

**Price:** \$465,000

**Method:** Sale

**Date:** 27/06/2019

**Property Type:** House (Res)

**Land Size:** 2007 sqm approx



9 Garden Dr EPSOM 3551 (REI/VG)

Agent Comments

3 2 6

**Price:** \$460,000

**Method:** Private Sale

**Date:** 22/10/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 722 sqm approx



15 Dowker St EPSOM 3551 (VG)

Agent Comments

3 - -

**Price:** \$455,000

**Method:** Sale

**Date:** 31/07/2019

**Property Type:** House (Res)

**Land Size:** 764 sqm approx

Account - Janelle Stevens Property



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.