

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)

64 Yellowgum Drive, Epsom VIC 3551

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Range Between: \$560,000 & \$590,000

Median sale price

Property Type: House

Suburb: Epsom

Period – From: November 2019

to: December 2020

Median Price: \$431,000

Source: Corelogic

Comparable Property Sales

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
105 Station Street, Epsom, VIC 3551	\$600,000	30/03/2021
47 Garden Drive Epsom, VIC, 3551	\$560,000	17/08/2020
11 Coal Court Epsom, VIC, 3551	\$555,500	09/11/2020

This statement of Information was prepared on: 12/04/2021