

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 COOBA DRIVE, EPSOM, VIC

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$325,000 to \$345,000

Median sale price

Median price

\$355,000

House

X

Unit


Suburb

EPSOM

Period

01 April 2017 to 31 March 2018

Source



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 |
|----------------------------------|-----------|--------------|
| 39 MANNA GUM DR, EPSOM, VIC 3551 | \$325,000 | 08/12/2017 |
| 1 BOTANICAL DR, EPSOM, VIC 3551 | \$325,000 | 25/11/2017 |
| 10 WATTLE CRT, EPSOM, VIC 3551 | \$317,500 | 15/02/2017 |