

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

98 Ironstone Road, Epsom VIC 3551

Indicative selling price

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

Range Between

\$485,000 - \$505,000

Median sale price

Median Price

\$376,250

Property
Type

House

Suburb

Epsom

Period - From

April 2019

to

Mar 2020

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
1 93 Strickland Street, Ascot 3551 VIC	\$486,000	18/12/2019
2 80 Ironstone Road, Epsom 3551 VIC	\$450,000	24/04/2019
3 7 Normande Court Ascot, 3551 VIC	\$495,000	10/01/2020

This statement of Information was prepared on:

09/07/2020