

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

177 Station Street, Epsom Vic 3551

Indicative selling price

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

Range between \$495,000 & \$530,000

Median sale price

Median price \$431,000 Property Type House Suburb Epsom

Period - From 01/10/2020 to 31/12/2020 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	7 Normande Ct ASCOT 3551	\$525,000	27/10/2019
2	98 Ironstone Rd EPSOM 3551	\$495,000	28/07/2020
3	389 Murphy St WHITE HILLS 3550	\$495,000	18/05/2020

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: 28/01/2021 22:31

177 Station Street, Epsom Vic 3551



Janelle Stevens

0417 835 127

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janelle@janellestevens.com.au

Indicative Selling Price

\$495,000 - \$530,000

Median House Price

December quarter 2020: \$431,000



Property Type:

Subdivisional/Englobo Land -
(Unspecified)

Land Size: 10400 sqm approx

Agent Comments

Comparable Properties

7 Normande Ct ASCOT 3551 (VG)

Agent Comments



Price: \$525,000

Method: Sale

Date: 27/10/2019

Property Type: House (Res)

Land Size: 3644 sqm approx

98 Ironstone Rd EPSOM 3551 (REI/VG)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 28/07/2020

Rooms: 5

Property Type: House

Land Size: 1525 sqm approx

389 Murphy St WHITE HILLS 3550 (VG)

Agent Comments



Price: \$495,000

Method: Sale

Date: 18/05/2020

Property Type: House (Previously Occupied -
Detached)

Land Size: 1162 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.