

# 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

14 Mcpherson Street, 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 \$290,000 & \$310,000

### Median sale price

Median price \$435,000 Property Type House Suburb Epsom

Period - From 26/02/2020 to 25/02/2021 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	151 Simpsons Rd EAGLEHAWK 3556	\$337,500	26/02/2020
2	207 Jobs Gully Rd EAGLEHAWK 3556	\$295,000	17/08/2020
3	8 Mcpherson St EPSOM 3551	\$267,000	21/10/2019

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:

26/02/2021 17:37

14 Mcpherson Street, Epsom Vic 3551



Marc Cox CAR (REIV)  
0419 915 273  
marc@dck.com.au



3 1 2

**Property Type:** House  
**Land Size:** 900 (Approx) sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$290,000 - \$310,000  
**Median House Price**  
26/02/2020 - 25/02/2021: \$435,000

## Comparable Properties



151 Simpsons Rd EAGLEHAWK 3556 (VG)

**Agent Comments**

3 - -

**Price:** \$337,500  
**Method:** Sale  
**Date:** 26/02/2020  
**Property Type:** House (Res)  
**Land Size:** 958 sqm approx



207 Jobs Gully Rd EAGLEHAWK 3556 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 17/08/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1380 sqm approx



8 Mcpherson St EPSOM 3551 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$267,000  
**Method:** Private Sale  
**Date:** 21/10/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 767 sqm approx

**Account** - Dungey Carter Ketterer | P: 03 5440 5000



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.