

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

10 Cassandra Cres, Epsom

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$565,000 & \$580,000

Median sale price

Median price

\$547,500

Property type

House

Suburb

Epsom

Period - From

March 2022

to

March 2023

Source

Realestate.com.au

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
12 Bowles Road, Epsom	\$590,000	25 Nov 2022
39 Cassandra Crescent, Epsom	\$535,000	14 th Sept 2022
11 Botheras Court, Epsom	\$626,000	02 July 2022

This Statement of Information was prepared on: 4th April 2023