

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 and
postcode

2 SANTAROSA WAY EPSOM VIC 3551

Indicative selling price

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

Single Price

or range
between

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$588,750

Property type

House

Suburb

Epsom

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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

19 POPPETHEAD ROAD JACKASS FLAT VIC 3556	\$671,000	12-Jul-24
1 INGOT LANE JACKASS FLAT VIC 3556	\$700,000	12-Jan-24
56 LANCASTER DRIVE JACKASS FLAT VIC 3556	\$720,000	26-Jul-24

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: 03 December 2024



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**19 POPPETHEAD ROAD JACKASS
FLAT VIC 3556**

4 2 2

Sold Price

\$671,000

Sold Date

12-Jul-24

Distance

0.42km



**1 INGOT LANE JACKASS FLAT VIC
3556**

4 2 2

Sold Price

\$700,000

Sold Date

12-Jan-24

Distance

0.59km



**56 LANCASTER DRIVE JACKASS
FLAT VIC 3556**

4 2 2

Sold Price

\$720,000

Sold Date

26-Jul-24

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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