

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

5 McMeeken 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$376,250

Property type

House

Suburb

Epsom

Period-from

01 Jun 2019

to

31 May 2020

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

| | | |
|------------------------------------|-----------|-----------|
| 220 Station Street Epsom VIC 3551 | \$377,500 | 17-May-19 |
| 33 Greenfield Drive Epsom VIC 3551 | \$410,000 | 09-Jan-19 |
| 38 Greenfield Drive Epsom VIC 3551 | \$375,000 | 23-Jan-19 |

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: 30 June 2020

**Real Estate**

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**220 Station Street Epsom VIC 3551** Sold Price **\$377,500** Sold Date **17-May-19**

3 2 2

Distance **0.1km****33 Greenfield Drive Epsom VIC 3551** Sold Price **\$410,000** Sold Date **09-Jan-19**

4 2 2

Distance **0.15km****38 Greenfield Drive Epsom VIC 3551** Sold Price **\$375,000** Sold Date **23-Jan-19**

3 2 2

Distance **0.18km****40 Garden Drive Epsom VIC 3551** Sold Price **\$390,000** Sold Date **13-Feb-19**

4 2 2

Distance **0.23km****72 Garden Drive Epsom VIC 3551** Sold Price **\$385,000** Sold Date **13-Jan-19**

3 2 2

Distance **0.24km****4 Coal Court Epsom VIC 3551** Sold Price **\$390,000** Sold Date **04-Dec-19**

3 2 2

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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**6 Coal Court Epsom VIC 3551**

Sold Price

\$382,500

Sold Date

22-Nov-19

3 2 2

Distance

0.32km**252 Station Street Epsom VIC 3551**

Sold Price

\$395,000

Sold Date

06-Aug-19

4 2 2

Distance

0.36km**21 Triplett Avenue Ascot VIC 3551**

Sold Price

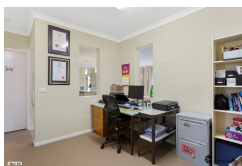
\$391,000

Sold Date

21-Nov-19

4 2 2

Distance

0.51km**35 Yellowgum Drive Epsom VIC 3551**

Sold Price

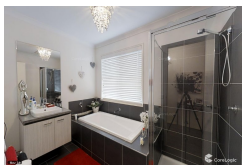
\$410,000

Sold Date

09-Sep-19

4 2 2

Distance

0.53km**64 Tobin Crescent Epsom VIC 3551**

Sold Price

Sold Date

19-Nov-19

3 2 2

Distance

0.56km**11 Deharl Court Ascot VIC 3551**

Sold Price

\$415,000

Sold Date

16-Oct-19

3 2 2

Distance

0.57km

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**276 Station Street Epsom VIC 3551** Sold Price **\$410,000** Sold Date **01-Mar-19** 4  2  2Distance **0.6km**

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UN = Undisclosed Sale

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