

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

11 Wattle Court, Epsom Vic 3551

Indicative selling price

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

Range between

\$445,000

&

\$465,000

Median sale price

Median price

\$500,000

Property Type

House

Suburb

Epsom

Period - From

01/01/2021

to

31/03/2021

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	8 Metropolitan Dr EAGLEHAWK 3556	\$463,333	18/06/2021
2	7 Parkview Ct EPSOM 3551	\$451,200	01/04/2021
3	20 Allen St EPSOM 3551	\$478,000	06/03/2021

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:

21/06/2021 12:47



3 2 2

Property Type: House
Land Size: 803 sqm approx
Agent Comments

Indicative Selling Price
\$445,000 - \$465,000
Median House Price
March quarter 2021: \$500,000

Comparable Properties



8 Metropolitan Dr EAGLEHAWK 3556 (REI)

Agent Comments

3 2 2

Price: \$463,333
Method: Private Sale
Date: 18/06/2021
Property Type: House
Land Size: 543 sqm approx



7 Parkview Ct EPSOM 3551 (VG)

Agent Comments

3 - -

Price: \$451,200
Method: Sale
Date: 01/04/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 577 sqm approx



20 Allen St EPSOM 3551 (REI/VG)

Agent Comments

3 2 2

Price: \$478,000
Method: Private Sale
Date: 06/03/2021
Property Type: House
Land Size: 642 sqm approx