### 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	23 Burvale Court, Epsom Vic 3551	
Including suburb or		

Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
	/underguoting	vic gov au/	consumer	002 00	of this	magning	r tha	For

Range between \$440,000 & \$465,000

#### Median sale price

Median price	\$560,000	Pro	perty Type	House	Suburb	Epsom
Period - From	01/04/2021	to	31/03/2022	Source	e 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.

Ad	dress of comparable property	Price	Date of sale	
1	454 Napier St WHITE HILLS 3550	\$470,000	26/11/2021	
2	10 Lyons St WHITE HILLS 3550	\$450,000	17/03/2021	
3	27a Londonderry Way EPSOM 3551	\$440,000	03/12/2021	

#### OR

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:

04/07/2022 15:52





Leonie Butler CEA (REIV) 0417 521 661 leonie@dck.com.au

Indicative Selling Price \$440,000 - \$465,000 Median House Price Year ending March 2022: \$560,000





Property Type:

Divorce/Estate/Family Transfers Land Size: 529 sqm approx

Agent Comments

## Comparable Properties



454 Napier St WHITE HILLS 3550 (REI/VG)

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Agent Comments

Price: \$470,000 Method: Private Sale Date: 26/11/2021 Property Type: House Land Size: 407 sqm approx



10 Lyons St WHITE HILLS 3550 (REI/VG)

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Agent Comments

Price: \$450,000 Method: Private Sale Date: 17/03/2021 Property Type: House Land Size: 1011 sqm approx



27a Londonderry Way EPSOM 3551 (REI/VG) Agent Comments

- 2

Price: \$440,000 Method: Private Sale Date: 03/12/2021 Property Type: House Land Size: 411 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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