

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

55 Yellowgum Drive, Epsom Vic 3551

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$585,000

Property Type

House

Suburb

Epsom

Period - From

16/06/2022

to

15/06/2023

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	22 Charolais Ct ASCOT 3551	\$650,000	20/05/2023
2	23 Ivory St EPSOM 3551	\$640,000	08/05/2023
3	8 Roper Tce EPSOM 3551	\$610,000	23/05/2023

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:

16/06/2023 09:24



4 2 2

Property Type: House
Land Size: 808 sqm approx
Agent Comments

Indicative Selling Price

\$649,000

Median House Price

16/06/2022 - 15/06/2023: \$585,000

Comparable Properties



22 Charolais Ct ASCOT 3551 (REI)

Agent Comments

4 2 2

Price: \$650,000
Method: Private Sale
Date: 20/05/2023
Property Type: House
Land Size: 640 sqm approx



23 Ivory St EPSOM 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$640,000
Method: Private Sale
Date: 08/05/2023
Property Type: House
Land Size: 621 sqm approx



8 Roper Tce EPSOM 3551 (REI)

Agent Comments

3 2 2

Price: \$610,000
Method: Private Sale
Date: 23/05/2023
Property Type: House
Land Size: 672 sqm approx

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