

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

46 Botanical Drive 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

\$350,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$387,500

Property type

House

Suburb

Epsom

Period-from

01 Sep 2019

to

31 Aug 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

6 Jennifer Close Epsom VIC 3551	\$365,000	14-Jul-20
28 Cooba Drive Epsom VIC 3551	\$355,000	01-Jun-20
7 Lightwood Way Jackass Flat VIC 3556	\$335,000	22-Jul-20

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: 22 September 2020


6 Jennifer Close Epsom VIC 3551

Sold Price

\$365,000

Sold Date

14-Jul-20
 3
 2
 1

Distance

0.25km

28 Cooba Drive Epsom VIC 3551

Sold Price

\$355,000

Sold Date

01-Jun-20
 3
 2
 2

Distance

0.48km

7 Lightwood Way Jackass Flat VIC 3556

Sold Price

\$335,000

Sold Date

22-Jul-20
 3
 2
 2

Distance

1.72km
RS = Recent sale

UN = Undisclosed Sale

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