

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

26 Yellowgum Drive, Epsom Vic 3551

Indicative selling price

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

Range between \$409,000 & \$419,000

Median sale price

Median price \$385,000 Property Type House Suburb Epsom

Period - From 16/06/2019 to 15/06/2020 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	12 Allen St EPSOM 3551	\$415,000	11/12/2019
2	43 Peacock Dr EPSOM 3551	\$410,000	31/01/2020
3	35 Yellowgum Dr EPSOM 3551	\$410,000	09/09/2019

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:

16/06/2020 08:38



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Property Type: Land
Land Size: 504 sqm approx
Agent Comments

Indicative Selling Price
\$409,000 - \$419,000
Median House Price
16/06/2019 - 15/06/2020: \$385,000

Comparable Properties



12 Allen St EPSOM 3551 (REI/VG)

Agent Comments

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Price: \$415,000
Method: Private Sale
Date: 11/12/2019
Rooms: 6
Property Type: House
Land Size: 643 sqm approx



43 Peacock Dr EPSOM 3551 (VG)

Agent Comments

3 - -

Price: \$410,000
Method: Sale
Date: 31/01/2020
Property Type: House (Res)
Land Size: 576 sqm approx



35 Yellowgum Dr EPSOM 3551 (VG)

Agent Comments

4 - -

Price: \$410,000
Method: Sale
Date: 09/09/2019
Property Type: House (Res)
Land Size: 639 sqm approx