

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

3 Cassandra Crescent 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

\$495,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$491,050

Property type

House

Suburb

Epsom

Period-from

01 Dec 2020

to

30 Nov 2021

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

181 Station Street Epsom VIC 3551	\$485,000	22-Jun-21
82 Ironstone Road Epsom VIC 3551	\$465,000	01-Feb-21
21 Garden Drive Epsom VIC 3551	\$510,000	05-Oct-21

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: 09 December 2021



181 Station Street Epsom VIC 3551 Sold Price **\$485,000** Sold Date **22-Jun-21**

 3  1  2

Distance **0.49km**



82 Ironstone Road Epsom VIC 3551 Sold Price **\$465,000** Sold Date **01-Feb-21**

 3  2  4

Distance **0.59km**



21 Garden Drive Epsom VIC 3551 Sold Price **\$510,000** Sold Date **05-Oct-21**

 3  2  2

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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