

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

49 YELLOWGUM 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Epsom

Period-from

01 Sep 2023

to

31 Aug 2024

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

14 LORIKEET AVENUE EPSOM VIC 3551	\$590,000	04-Feb-24
81 GREENFIELD DRIVE EPSOM VIC 3551	\$612,000	05-Apr-23
29 GARDEN DRIVE EPSOM VIC 3551	\$625,000	10-Aug-23

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: 05 September 2024



14 LORIKEET AVENUE EPSOM VIC 3551

Sold Price

\$590,000

Sold Date

04-Feb-24



4



2



2

Distance

2.34km



81 GREENFIELD DRIVE EPSOM VIC 3551

Sold Price

\$612,000

Sold Date

05-Apr-23



4



2



2

Distance

0.21km



29 GARDEN DRIVE EPSOM VIC 3551

Sold Price

\$625,000

Sold Date

10-Aug-23



4



2



2

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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