## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$440,000

<b>Property</b>	offered t	for sale
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Address	11 Bluebell Avenue, Epsom Vic 3551
Including suburb or	· ·
locality and postcode	

#### Indicative selling price

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

Single price \$449,000

67 Greenfield Dr EPSOM 3551

#### Median sale price

Median price	\$415,000	Pro	perty Type	House		Suburb	Epsom
Period - From	12/11/2019	to	11/11/2020		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.

Add	dress of comparable property	Price	Date of sale
1	5 Cadell Ct ASCOT 3551	\$455,000	15/06/2020
2	69 Tobin Cr EPSOM 3551	\$445,000	30/07/2020

#### OR

3

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:	12/11/2020 11:12



13/05/2020









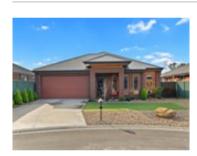


Property Type: Land Land Size: 633 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$449,000 **Median House Price** 12/11/2019 - 11/11/2020: \$415,000

# Comparable Properties



5 Cadell Ct ASCOT 3551 (REI/VG)





Price: \$455,000 Method: Private Sale Date: 15/06/2020

Rooms: 6

Property Type: House Land Size: 548 sqm approx **Agent Comments** 









Agent Comments





67 Greenfield Dr EPSOM 3551 (VG)





Price: \$440,000 Method: Sale Date: 13/05/2020

Property Type: House (Previously Occupied -

Detached)

Land Size: 700 sqm approx

Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



