

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

11 Bluebell Avenue, Epsom Vic 3551

Indicative selling price

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

Single price

\$449,000

Median sale price

Median price

\$415,000

Property 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.

	Address 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
3	67 Greenfield Dr EPSOM 3551	\$440,000	13/05/2020

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:

12/11/2020 11:12



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)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 15/06/2020
Rooms: 6
Property Type: House
Land Size: 548 sqm approx



69 Tobin Cr EPSOM 3551 (REI/VG)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 30/07/2020
Property Type: House
Land Size: 558 sqm approx



67 Greenfield Dr EPSOM 3551 (VG)

Agent Comments



Price: \$440,000
Method: Sale
Date: 13/05/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 700 sqm approx