

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

23 McMeeken Way, Epsom Vic 3551

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$497,500 Property Type House Suburb Epsom

Period - From 01/10/2020 to 30/09/2021 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	1 Tyack Ct EPSOM 3551	\$480,000	21/06/2021
2	26 Hyatt Rd HUNTLY 3551	\$465,000	09/08/2021
3	22 Greenfield Dr EPSOM 3551	\$456,000	21/04/2021

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:

25/10/2021 17:37

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$440,000 - \$460,000

Median House Price

Year ending September 2021: \$497,500

Comparable Properties

1 Tyack Ct EPSOM 3551 (VG)

Agent Comments

**Price:** \$480,000**Method:** Sale**Date:** 21/06/2021**Property Type:** House (Res)**Land Size:** 450 sqm approx**26 Hyatt Rd HUNTLY 3551 (VG)**

Agent Comments

**Price:** \$465,000**Method:** Sale**Date:** 09/08/2021**Property Type:** House (Res)**Land Size:** 448 sqm approx**22 Greenfield Dr EPSOM 3551 (VG)**

Agent Comments

**Price:** \$456,000**Method:** Sale**Date:** 21/04/2021**Property Type:** House (Res)**Land Size:** 497 sqm approx**Account -** Dungey Carter Ketterer | P: 03 5440 5000