

# 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

60 Garden Drive, Epsom Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$449,000

### Median sale price

Median price

\$358,500

Property Type

House

Suburb

Epsom

Period - From

01/07/2018

to

30/06/2019

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	59 Greenfield Dr EPSOM 3551	\$425,000	08/05/2018
2	58 Garden Dr EPSOM 3551	\$420,000	24/07/2019
3	35 Greenfield Dr EPSOM 3551	\$415,000	09/01/2019

**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.~~

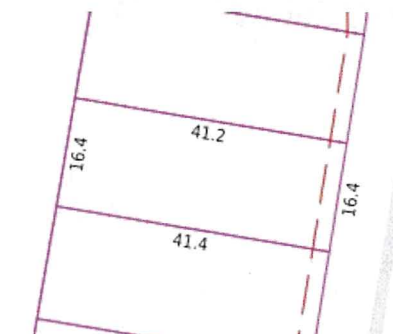
This Statement of Information was prepared on:

30/09/2019 13:31

60 Garden Drive, Epsom Vic 3551



Leonie Butler CEA (REIV)  
0417 521 661  
leonie@dck.com.au



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$449,000

**Median House Price**  
Year ending June 2019: \$358,500

## Comparable Properties



**59 Greenfield Dr EPSOM 3551 (VG)**

**Agent Comments**



**Price:** \$425,000  
**Method:** Sale  
**Date:** 08/05/2018  
**Property Type:** House (Res)  
**Land Size:** 638 sqm approx

**58 Garden Dr EPSOM 3551 (VG)**

**Agent Comments**



**Price:** \$420,000  
**Method:** Sale  
**Date:** 24/07/2019  
**Property Type:** House (Res)  
**Land Size:** 695 sqm approx



**35 Greenfield Dr EPSOM 3551 (VG)**

**Agent Comments**



**Price:** \$415,000  
**Method:** Sale  
**Date:** 09/01/2019  
**Property Type:** House (Res)  
**Land Size:** 606 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.