

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

1 CAMERON COURT 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

\$850,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,250

Property type

House

Suburb

Epsom

Period-from

01 Jan 2022

to

31 Dec 2022

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

156 TAYLOR STREET ASCOT VIC 3551	\$880,000	28-Sep-22
9 CONBOY COURT ASCOT VIC 3551	\$949,500	15-Feb-22
79 IRONSTONE ROAD EPSOM VIC 3551	\$935,000	21-Apr-22

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.

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156 TAYLOR STREET ASCOT VIC 3551

Sold Price

\$880,000

Sold Date

28-Sep-22

 3  2  4

Distance

3.05km



9 CONBOY COURT ASCOT VIC 3551

Sold Price

\$949,500

Sold Date

15-Feb-22

 5  2  2

Distance

3.48km



79 IRONSTONE ROAD EPSOM VIC 3551

Sold Price

\$935,000

Sold Date

21-Apr-22

 5  2  4

Distance

2.55km

RS = Recent sale

UN = Undisclosed Sale

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