

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

31 MCMEEEKEN WAY 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

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Epsom

Period-from

01 Aug 2023

to

31 Jul 2024

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

30 MCMEEEKEN WAY EPSOM VIC 3551	\$500,000	21-Dec-23
10 BLUEBELL AVENUE EPSOM VIC 3551	\$570,000	19-Mar-23
7 HAZELWOOD DRIVE EPSOM VIC 3551	\$590,000	21-Jun-24

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: 14 August 2024



30 MCMEEKEN WAY EPSOM VIC 3551

 3  2  2

Sold Price

\$500,000

Sold Date

21-Dec-23

Distance

0.04km



10 BLUEBELL AVENUE EPSOM VIC 3551

 3  2  2

Sold Price

\$570,000

Sold Date

19-Mar-23

Distance

0.22km



7 HAZELWOOD DRIVE EPSOM VIC 3551

 3  2  2

Sold Price

^{RS} **\$590,000**

Sold Date

21-Jun-24

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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