

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

13 Julian Court, Epsom Vic 3551

Indicative selling price

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

Range between

\$590,000

&

\$649,000

Median sale price

Median price

\$536,750

Property Type

House

Suburb

Epsom

Period - From

02/03/2021

to

01/03/2022

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	230 Station St EPSOM 3551	\$720,000	08/02/2022
2	5 Cloverfields Cr EPSOM 3551	\$655,000	15/02/2022
3	231 Station St EPSOM 3551	\$555,000	16/02/2022

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:

02/03/2022 15:05



4 2 2

Property Type: Land
Land Size: 826 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median House Price
02/03/2021 - 01/03/2022: \$536,750

Comparable Properties



230 Station St EPSOM 3551 (REI)

Agent Comments

4 2 2

Price: \$720,000
Method: Private Sale
Date: 08/02/2022
Property Type: House
Land Size: 720 sqm approx



5 Cloverfields Cr EPSOM 3551 (REI)

Agent Comments

4 2 3

Price: \$655,000
Method: Private Sale
Date: 15/02/2022
Property Type: House (Res)



231 Station St EPSOM 3551 (REI)

Agent Comments

4 2 2

Price: \$555,000
Method: Private Sale
Date: 16/02/2022
Property Type: House

Account - Dungey Carter Ketterer | P: 03 5440 5000