

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

11 Greenview Circuit, Epsom Vic 3551

Indicative selling price

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

Range between \$475,000

&

\$495,000

Median sale price

Median price \$500,000

Property Type House

Suburb Epsom

Period - From 01/01/2021

to 31/03/2021

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 Rosea Ct ASCOT 3551	\$492,000	15/04/2021
2	13 Mulga Av EPSOM 3551	\$470,000	04/03/2021
3	6 Julian Ct EPSOM 3551	\$467,000	22/01/2021

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:

22/05/2021 16:33



3 2 2

Property Type: House
Land Size: 512 sqm approx
Agent Comments

Indicative Selling Price
\$475,000 - \$495,000
Median House Price
March quarter 2021: \$500,000

Comparable Properties



1 Rosea Ct ASCOT 3551 (REI)

Agent Comments

4 2 2

Price: \$492,000
Method: Private Sale
Date: 15/04/2021
Property Type: House
Land Size: 640 sqm approx



13 Mulga Av EPSOM 3551 (VG)

Agent Comments

3 - -

Price: \$470,000
Method: Sale
Date: 04/03/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 737 sqm approx

6 Julian Ct EPSOM 3551 (VG)

Agent Comments

3 - -

Price: \$467,000
Method: Sale
Date: 22/01/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 645 sqm approx