

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

135 GOYNES ROAD 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Epsom

Period-from

01 Jan 2023

to

31 Dec 2023

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

19 CASSANDRA CRESCENT EPSOM VIC 3551	\$600,000	05-Jun-22
10 CASSANDRA CRESCENT EPSOM VIC 3551	\$568,000	24-Apr-23
2 JAKEM COURT EAGLEHAWK VIC 3556	\$568,000	10-Mar-23

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: 29 January 2024



19 CASSANDRA CRESCENT EPSOM VIC 3551

Sold Price

\$600,000

Sold Date

05-Jun-22



3



2



3

Distance

1.02km



10 CASSANDRA CRESCENT EPSOM VIC 3551

Sold Price

\$568,000

Sold Date

24-Apr-23



3



2



3

Distance

1.1km



2 JAKEM COURT EAGLEHAWK VIC 3556

Sold Price

Sold Date

10-Mar-23



3



2



4

Distance

3.74km

RS = Recent sale

UN = Undisclosed Sale

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