

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

47 Garden Drive, Epsom Vic 3551

Indicative selling price

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

Range between \$545,000 & \$575,000

Median sale price

Median price \$440,000 Property Type House Suburb Epsom

Period - From 01/01/2020 to 31/03/2020 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	12 Hereford Dr ASCOT 3551	\$568,000	23/08/2019
2	7 Gelbray St ASCOT 3551	\$565,000	13/12/2019
3	68 Garden Dr EPSOM 3551	\$510,000	20/02/2020

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:

15/06/2020 12:22



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Property Type: House

Agent Comments

Indicative Selling Price

\$545,000 - \$575,000

Median House Price

March quarter 2020: \$440,000

Comparable Properties



12 Hereford Dr ASCOT 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$568,000

Method: Private Sale

Date: 23/08/2019

Property Type: House

Land Size: 769 sqm approx



7 Gelbray St ASCOT 3551 (REI/VG)

Agent Comments

5 2 4

Price: \$565,000

Method: Private Sale

Date: 13/12/2019

Property Type: House

Land Size: 640 sqm approx



68 Garden Dr EPSOM 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$510,000

Method: Private Sale

Date: 20/02/2020

Rooms: 6

Property Type: House

Land Size: 944 sqm approx