# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 47 Garden Drive, Epsom Vic 3551

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$545,000		&		\$575,000			
Median sale p	rice							
Median price	\$440,000	Pro	operty Type	Hou	se		Suburb	Epsom
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Add	dress 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



47 Garden Drive, Epsom Vic 3551



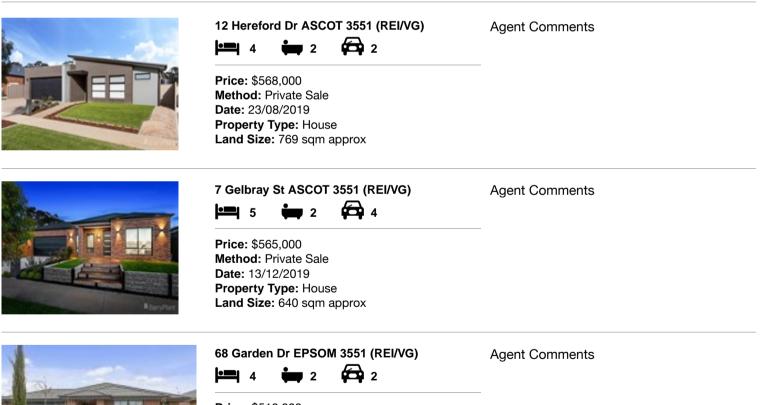




**Property Type:** House Agent Comments

Indicative Selling Price \$545,000 - \$575,000 Median House Price March quarter 2020: \$440,000

# **Comparable Properties**





Price: \$510,000 Method: Private Sale Date: 20/02/2020 Rooms: 6 Property Type: House Land Size: 944 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.