

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

38 TOBIN CRESCENT 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

or range
between

\$240,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,000

Property type

Land

Suburb

Epsom

Period-from

01 May 2022

to

30 Apr 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

65 TOBIN CRESCENT EPSOM VIC 3551	\$285,000	26-Sep-22
48 GOYNES ROAD EPSOM VIC 3551	\$295,000	09-Dec-22
1 BUCHANAN DRIVE HUNTLY VIC 3551	\$270,000	17-Oct-22

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: 18 May 2023



65 TOBIN CRESCENT EPSOM VIC 3551

Sold Price

\$285,000

Sold Date

26-Sep-22
 4  2  -

Distance

0.14km


48 GOYNES ROAD EPSOM VIC 3551

Sold Price

\$295,000

Sold Date

09-Dec-22
 -  -  -

Distance

1.78km


1 BUCHANAN DRIVE HUNTLY VIC 3551

Sold Price

\$270,000

Sold Date

17-Oct-22
 4  2  -

Distance

4.87km

RS = Recent sale

UN = Undisclosed Sale

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