# 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
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$372,000	Prop	erty type Land		Suburb	Epsom	
Period-from	01 May 2022	to	30 Apr 2	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





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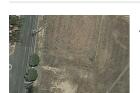
Sold Price 65 TOBIN CRESCENT EPSOM VIC 3551

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**\$285,000** Sold Date **26-Sep-22** 

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 Sold Price \$270,000 Sold Date 17-Oct-22

Distance 4.87km

3551

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**RS** = Recent sale UN = Undisclosed Sale

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