

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

223 Station Street 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Epsom

Period-from

01 Jan 2021

to

31 Dec 2021

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

17 Taylor Street Epsom VIC 3551	\$458,000	05-Aug-21
6B Sugarwood Court Epsom VIC 3551	\$470,000	08-Oct-21
42 Yellowgum Drive Epsom VIC 3551	\$500,000	12-Jun-21

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: 25 January 2022

17 Taylor Street Epsom VIC 3551

Sold Price

\$458,000

Sold Date

05-Aug-21



3



2



2

Distance

2.83km



6B Sugarwood Court Epsom VIC 3551

Sold Price

\$470,000

Sold Date

08-Oct-21



3



2



2

Distance

0.23km



42 Yellowgum Drive Epsom VIC 3551

Sold Price

\$500,000

Sold Date

12-Jun-21



3



2



2

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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