

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

330 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

or range
between

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$491,050

Property type

Farm

Suburb

Epsom

Period-from

01 Nov 2020

to

31 Oct 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

369 Station Street Huntly VIC 3551	\$760,000	15-Jun-21
LOT 40 Oakridge Drive Huntly VIC 3551	\$720,000	22-Oct-20
13 Osullivans Road Huntly VIC 3551	\$750,000	18-Feb-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: 22 November 2021



369 Station Street Huntly VIC 3551 Sold Price **\$760,000** Sold Date **15-Jun-21**

3 2 4

Distance **0.47km**



LOT 40 Oakridge Drive Huntly VIC 3551 Sold Price **\$720,000** Sold Date **22-Oct-20**

4 2 5

Distance **0.64km**



13 Osullivans Road Huntly VIC 3551 Sold Price **\$750,000** Sold Date **18-Feb-21**

4 2 12

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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