

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 or
locality and postcode

10 Melbury Court, Epsom Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$495,000

&

\$535,000

Median sale price

Median price \$350,000

House

X

Unit

Suburb or locality Epsom

Period - From 01/07/2017

to 30/06/2018

Source 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 eighteen 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
1	20 James St WHITE HILLS 3550	\$530,000	06/04/2018
2	1 Watson St WHITE HILLS 3550	\$505,000	01/02/2018
3	21-23 Backhaus St WHITE HILLS 3550	\$500,000	10/09/2018

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 eighteen months.~~

10 Melbury Court, Epsom Vic 3551



Dungey Carter Ketterer
REAL ESTATE AGENTS

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Indicative Selling Price

\$495,000 - \$535,000

Median House Price

Year ending June 2018: \$350,000



Rooms:

Property Type: Land

Land Size: 2865 sqm approx

Agent Comments

Comparable Properties

20 James St WHITE HILLS 3550 (VG)

Agent Comments



Price: \$530,000

Method: Sale

Date: 06/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 2389 sqm approx



1 Watson St WHITE HILLS 3550 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 01/02/2018

Rooms: 6

Property Type: House

Land Size: 7663 sqm approx



21-23 Backhaus St WHITE HILLS 3550 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 10/09/2018

Rooms: 5

Property Type: House

Land Size: 2632 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050

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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.