

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

29 Taylor 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$129,000

Property type

Land

Suburb

Epsom

Period-from

01 Apr 2019

to

31 Mar 2020

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

35 Taylor Street Epsom VIC 3551	\$360,000	22-Jul-19
60 Midland Highway Epsom VIC 3551	\$350,000	16-Dec-19
13 Kirily Court White Hills VIC 3550	\$315,000	19-Jul-19

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: 24 April 2020



35 Taylor Street Epsom VIC 3551

Sold Price

\$360,000

Sold Date

22-Jul-19

4 2 2

Distance

0.06km



60 Midland Highway Epsom VIC 3551

Sold Price

\$350,000

Sold Date

16-Dec-19

4 1 2

Distance

0.24km



13 Kirily Court White Hills VIC 3550

Sold Price

\$315,000

Sold Date

19-Jul-19

3 1 2

Distance

0.64km



21 Kirily Court White Hills VIC 3550

Sold Price

\$310,000

Sold Date

18-Feb-20

3 1 1

Distance

0.66km



2 Skibo Heights White Hills VIC 3550

Sold Price

\$409,000

Sold Date

02-May-19

3 2 2

Distance

1.06km



95 Buckland Street Epsom VIC 3551

Sold Price

\$440,000

Sold Date

07-Feb-20

3 2 2

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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GAVIN BUTLER
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**44 Londonderry Way Epsom VIC
3551**

3 2 2

Sold Price

\$460,000

Sold Date **24-Feb-20**

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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