

# 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

28 Botanical Drive, Epsom Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&

\$645,000

### Median sale price

Median price \$415,500

Property Type House

Suburb Epsom

Period - From 01/04/2020

to

30/06/2020

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 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
1	57 Jobs Gully Rd EAGLEHAWK 3556	\$650,000	21/11/2019
2	49 Edwards Rd JACKASS FLAT 3556	\$635,000	02/01/2020
3	43 Edwards Rd JACKASS FLAT 3556	\$580,000	12/11/2019

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:

21/07/2020 11:51

28 Botanical Drive, Epsom Vic 3551



Dungey Carter Ketterer  
REAL ESTATE AGENTS

Kaye Lazenby CEA (REIV)

0407 843 167

kaye@dck.com.au



5 2 5

**Property Type:** House

**Land Size:** 1850 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$645,000

**Median House Price**

June quarter 2020: \$415,500

## Comparable Properties



57 Jobs Gully Rd EAGLEHAWK 3556 (VG)

**Agent Comments**

4 - -

**Price:** \$650,000

**Method:** Sale

**Date:** 21/11/2019

**Property Type:** House (Res)

**Land Size:** 3468 sqm approx



49 Edwards Rd JACKASS FLAT 3556 (REI/VG)

**Agent Comments**

3 2 4

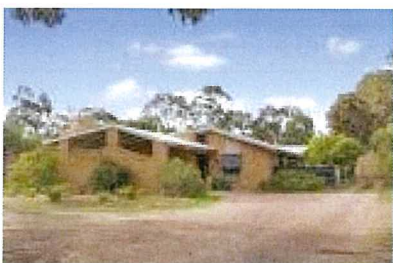
**Price:** \$635,000

**Method:** Private Sale

**Date:** 02/01/2020

**Property Type:** House

**Land Size:** 4227 sqm approx



43 Edwards Rd JACKASS FLAT 3556 (REI)

**Agent Comments**

5 2 6

**Price:** \$580,000

**Method:** Private Sale

**Date:** 12/11/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 4047 sqm approx

**Account** - Dungey Carter Ketterer | P: 03 5440 5000



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.