

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

1 Dowker Street, Epsom Vic 3551

Indicative selling price

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

Single price

\$675,000

Median sale price

Median price

\$565,000

Property Type

House

Suburb

Epsom

Period - From

11/04/2021

to

10/04/2022

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	46 Greenfield Dr EPSOM 3551	\$705,000	21/12/2021
2	31 Weeks Rd ASCOT 3551	\$690,000	22/12/2021
3	31 Cloverfields Cr EPSOM 3551	\$680,000	10/02/2022

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:

11/04/2022 17:46



Property Type:
Divorce/Estate/Family Transfers
Land Size: 759 sqm approx
Agent Comments

Indicative Selling Price
\$675,000

Median House Price
11/04/2021 - 10/04/2022: \$565,000

Comparable Properties



46 Greenfield Dr EPSOM 3551 (REI/VG)

Agent Comments



Price: \$705,000
Method: Private Sale
Date: 21/12/2021
Property Type: House
Land Size: 562.70 sqm approx



31 Weeks Rd ASCOT 3551 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 22/12/2021
Property Type: House
Land Size: 722 sqm approx

31 Cloverfields Cr EPSOM 3551 (VG)

Agent Comments



Price: \$680,000
Method: Sale
Date: 10/02/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 726 sqm approx

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