

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 Howe Court, Epsom Vic 3551

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$360,000

Property Type

House

Suburb

Epsom

Period - From

17/12/2018

to

16/12/2019

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	252 Station St EPSOM 3551	\$395,000	22/08/2019
2	4 Coal Ct EPSOM 3551	\$390,000	10/12/2019
3	6 Coal Ct EPSOM 3551	\$382,500	06/12/2019

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:

17/12/2019 14:53



Property Type: House (Previously Occupied - Detached)

Land Size: 750 sqm approx

Agent Comments

Indicative Selling Price

\$395,000

Median House Price

17/12/2018 - 16/12/2019: \$360,000

Comparable Properties



252 Station St EPSOM 3551 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 22/08/2019

Rooms: 5

Property Type: House

Land Size: 795 sqm approx



4 Coal Ct EPSOM 3551 (REI)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 10/12/2019

Rooms: 5

Property Type: House



6 Coal Ct EPSOM 3551 (REI)

Agent Comments



Price: \$382,500

Method: Private Sale

Date: 06/12/2019

Rooms: 6

Property Type: House

Land Size: 535 sqm approx