

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 Bluebell Avenue, Epsom Vic 3551

Indicative selling price

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

Range between \$550,000 & \$570,000

Median sale price

Median price \$640,000 Property Type House Suburb Epsom

Period - From 01/10/2022 to 31/12/2022 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	6 Galloway St ASCOT 3551	\$860,000	16/02/2023
2	2 Dylan St EPSOM 3551	\$585,000	07/12/2022
3	69 Greenfield Dr EPSOM 3551	\$548,000	06/02/2023

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:

08/03/2023 10:59

10 Bluebell Avenue, Epsom Vic 3551



Josie Caruso
0429 014 411
josie@dck.com.au



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Garag
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Property Type: Land
Land Size: 607 sqm approx
Agent Comments
JG King Built Home

Indicative Selling Price
\$550,000 - \$570,000
Median House Price
December quarter 2022: \$640,000

Comparable Properties



6 Galloway St ASCOT 3551 (REI)

Agent Comments

 4  2  4

Price: \$860,000
Method: Private Sale
Date: 16/02/2023
Property Type: House
Land Size: 775 sqm approx



2 Dylan St EPSOM 3551 (REI/VG)

Agent Comments

 3  2  3

Price: \$585,000
Method: Private Sale
Date: 07/12/2022
Property Type: House
Land Size: 660 sqm approx



69 Greenfield Dr EPSOM 3551 (REI)

Agent Comments

 4  2  2

Price: \$548,000
Method: Private Sale
Date: 06/02/2023
Property Type: House
Land Size: 676 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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