

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

12 Crossley Avenue, Epsom Vic 3551

Indicative selling price

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

Range between

\$475,000

&

\$495,000

Median sale price

Median price

\$560,000

Property Type

House

Suburb

Epsom

Period - From

01/04/2021

to

31/03/2022

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	11 Creekview PI ASCOT 3551	\$500,000	21/04/2022
2	73 Ironstone Rd EPSOM 3551	\$455,000	12/05/2022
3	3b Alison Blvd EPSOM 3551	\$455,000	08/02/2022

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:

24/06/2022 10:34



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$475,000 - \$495,000

Median House Price

Year ending March 2022: \$560,000

Comparable Properties



11 Creekview PI ASCOT 3551 (REI/VG)

Agent Comments

3 2 1

Price: \$500,000

Method: Private Sale

Date: 21/04/2022

Property Type: House

Land Size: 400 sqm approx



73 Ironstone Rd EPSOM 3551 (REI/VG)

Agent Comments

3 2 1

Price: \$455,000

Method: Private Sale

Date: 12/05/2022

Property Type: House

Land Size: 406.15 sqm approx



3b Alison Blvd EPSOM 3551 (REI/VG)

Agent Comments

3 2 1

Price: \$455,000

Method: Private Sale

Date: 08/02/2022

Property Type: Townhouse (Single)

Land Size: 401.40 sqm approx