

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

23 Burvale Court, Epsom Vic 3551

Indicative selling price

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

Range between \$440,000 & \$465,000

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
1 454 Napier St WHITE HILLS 3550	\$470,000	26/11/2021
2 10 Lyons St WHITE HILLS 3550	\$450,000	17/03/2021
3 27a Londonderry Way EPSOM 3551	\$440,000	03/12/2021

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:

04/07/2022 15:52



Property Type:
Divorce/Estate/Family Transfers
Land Size: 529 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$465,000
Median House Price
Year ending March 2022: \$560,000

Comparable Properties



454 Napier St WHITE HILLS 3550 (REIV/G)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 26/11/2021
Property Type: House
Land Size: 407 sqm approx



10 Lyons St WHITE HILLS 3550 (REIV/G)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 17/03/2021
Property Type: House
Land Size: 1011 sqm approx



27a Londonderry Way EPSOM 3551 (REIV/G)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 03/12/2021
Property Type: House
Land Size: 411 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000