

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 and
postcode

25 GARDEN DRIVE EPSOM VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Epsom

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

5 SPINY WAY EPSOM VIC 3551	\$525,000	08-Dec-24
17 CAULFIELD DRIVE ASCOT VIC 3551	\$515,000	18-Feb-25
34 ELANDRA DRIVE ASCOT VIC 3551	\$525,000	16-Dec-24

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: 22 April 2025

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	5 SPINY WAY EPSOM VIC 3551	Sold Price	\$525,000	Sold Date	08-Dec-24
	 3  2  2			Distance	0.33km
	17 CAULFIELD DRIVE ASCOT VIC 3551	Sold Price	\$515,000	Sold Date	18-Feb-25
	 3  2  1			Distance	0.87km
	34 ELANDRA DRIVE ASCOT VIC 3551	Sold Price	\$525,000	Sold Date	16-Dec-24
	 3  2  1			Distance	1.01km

RS = Recent sale UN = Undisclosed Sale

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