

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

26 Cassandra Crescent, Epsom Vic 3551

Indicative selling price

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

Single price

\$530,000

Median sale price

Median price

\$585,000

Property Type

House

Suburb

Epsom

Period - From

20/12/2022

to

19/12/2023

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	10 Cassandra Cr EPSOM 3551	\$568,000	17/04/2023
2	39 Cassandra Cr EPSOM 3551	\$535,000	14/09/2022
3	48 Averys Rd CALIFORNIA GULLY 3556	\$530,000	09/08/2022

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:

20/12/2023 11:36



Property Type: Land
Land Size: 792 sqm approx
Agent Comments

Indicative Selling Price
 \$530,000

Median House Price
 20/12/2022 - 19/12/2023: \$585,000

Comparable Properties



10 Cassandra Cr EPSOM 3551 (REI/VG)

Agent Comments



Price: \$568,000
Method: Private Sale
Date: 17/04/2023
Property Type: House
Land Size: 823 sqm approx



39 Cassandra Cr EPSOM 3551 (REI/VG)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 14/09/2022
Property Type: House
Land Size: 724.15 sqm approx



48 Averys Rd CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 09/08/2022
Property Type: House
Land Size: 630 sqm approx

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