

# 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

61 Buckland Street, Epsom Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$580,000

### Median sale price

Median price \$585,000 Property Type House Suburb Epsom

Period - From 20/06/2022 to 19/06/2023 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	16 Manna Gum Dr EPSOM 3551	\$580,000	11/10/2022
2	5 Morello Way EPSOM 3551	\$569,000	12/05/2022
3	8 Casina Ct EPSOM 3551	\$560,000	13/01/2022

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:

20/06/2023 10:02



**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**  
\$560,000 - \$580,000  
**Median House Price**  
20/06/2022 - 19/06/2023: \$585,000

## Comparable Properties



**16 Manna Gum Dr EPSOM 3551 (REI/VG)**

**Agent Comments**



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 11/10/2022  
**Property Type:** House  
**Land Size:** 500 sqm approx



**5 Morello Way EPSOM 3551 (REI/VG)**

**Agent Comments**



**Price:** \$569,000  
**Method:** Private Sale  
**Date:** 12/05/2022  
**Property Type:** House  
**Land Size:** 612 sqm approx



**8 Casina Ct EPSOM 3551 (REI/VG)**

**Agent Comments**



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 13/01/2022  
**Property Type:** House (Res)  
**Land Size:** 392 sqm approx

**Account - Dungey Carter Ketterer | P: 03 5440 5000**