

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

304-306 Midland Highway 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

\$145,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$180,000

Property type

Land

Suburb

Epsom

Period-from

01 Apr 2020

to

31 Mar 2021

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

2 Rush Court Epsom VIC 3551	\$220,000	02-Nov-20
1 Brangus Court Ascot VIC 3551	\$155,000	09-Dec-19
4 Brangus Court Ascot VIC 3551	\$170,000	11-Nov-19

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: 12 April 2021



2 Rush Court Epsom VIC 3551

Sold Price **\$220,000** Sold Date **02-Nov-20**

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Distance **0.59km**



1 Brangus Court Ascot VIC 3551

Sold Price **\$155,000** Sold Date **09-Dec-19**

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Distance **0.99km**



4 Brangus Court Ascot VIC 3551

Sold Price **\$170,000** Sold Date **11-Nov-19**

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Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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