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

17 GARDEN DRIVE EPSOM VIC 3551

Indicative selling price

Period-from

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

Single Price		or rang betwee	′ ພາກ (ການ () () () () () () () () () () () () ()	&	\$600,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$595,000	Property type	House	Suburb	Epsom						

31 May 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jun 2023

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.

to

Address of comparable property	Price	Date of sale	
1 MILLEWA DRIVE ASCOT VIC 3551	\$580,000	09-May-23	
59 BRUNEL STREET HUNTLY VIC 3551	\$587,500	12-Apr-24	
58 TOBIN CRESCENT EPSOM VIC 3551	\$600,000	30-Apr-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: 13 June 2024

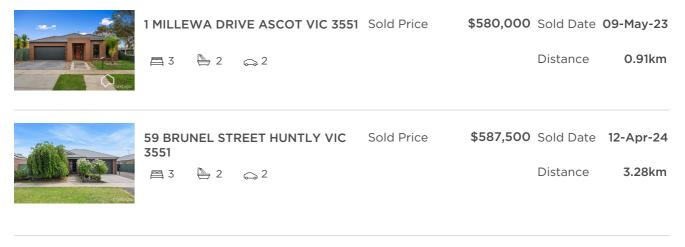


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58 TOBIN CRESCENT EPSOM VIC 3551			Sold Price ^{RS} \$600,000		Sold Date	30-Apr-24
₿ 3	2 🚔	⇔ 2			Distance	0.55km

RS = Recent sale UN = Undisclosed Sale

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