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	10 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~~		or range between	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,000	Property type	House	Suburb	Epsom
Period-from	01 Aug 2022	to	31 Jul 2023	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
220 STATION STREET EPSOM VIC 3551	$640,000	26-May-23
15 ARRAWALLI AVENUE ASCOT VIC 3551	$670,000	03-May-23
9 MILLEWA DRIVE ASCOT VIC 3551	$635,000	08-Jun-23

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.~~

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220 STATION STREET EPSOM VIC 3551

3 2 2

Sold Price RS $640,000 Sold Date 26-May-23

Distance 0.2km



15 ARRAWALLI AVENUE ASCOT VIC 3551

3 2 2

Sold Price $670,000 Sold Date 03-May-23

Distance 0.7km



9 MILLEWA DRIVE ASCOT VIC 3551

3 2 2

Sold Price $635,000 Sold Date 08-Jun-23

Distance 0.89km

RS = Recent sale **UN** = Undisclosed Sale

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