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	13 Cooba 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	$465,000	&	$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$435,000	Property type	House	Suburb	Epsom
Period-from	01 May 2020	to	30 Apr 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
7 Parkview Court Epsom VIC 3551	$451,200	31-Mar-21
34 Cooba Drive Epsom VIC 3551	$515,000	21-Jan-21
46 Cooba Drive Epsom VIC 3551	$475,000	18-May-20

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: 14 May 2021

consumer.vic.gov.au

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7 Parkview Court Epsom VIC 3551 Sold Price RS **$451,200** Sold Date **31-Mar-21**

3 2 2 Distance **0.08km**



34 Cooba Drive Epsom VIC 3551 Sold Price **$515,000** Sold Date **21-Jan-21**





46 Cooba Drive Epsom VIC 3551 Sold Price **$475,000** Sold Date **18-May-20**

3 2 2 Distance **0.27km**



8 Botheras Court Epsom VIC 3551 Sold Price **$480,000** Sold Date **09-Dec-20**

3 2 2 Distance **0.32km**

RS = Recent sale UN = Undisclosed Sale

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