

## 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

2/7 JULIAN COURT EPSOM VIC 3551

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,500

Property type

Other

Suburb

Epsom

Period-from

01 Oct 2022

to

30 Sep 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

2 MARKET GARDEN CIRCUIT EPSOM VIC 3551	\$530,000	29-Aug-23
3/177 STATION STREET EPSOM VIC 3551	\$480,000	08-Aug-23
2 JENNIFER CLOSE EPSOM VIC 3551	\$515,000	05-Oct-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.~~

This Statement of Information was prepared on: 18 October 2023

**2 MARKET GARDEN CIRCUIT  
EPSOM VIC 3551**3  2  2 

Sold Price

<sup>RS</sup>**\$530,000**

Sold Date

**29-Aug-23**

Distance

**0.22km****3/177 STATION STREET EPSOM VIC  
3551**3  2  2 

Sold Price

<sup>RS</sup> **\$480,000**

Sold Date

**08-Aug-23**

Distance

**0.7km****2 JENNIFER CLOSE EPSOM VIC  
3551**3  2  1 

Sold Price

<sup>RS</sup>**\$515,000**

Sold Date

**05-Oct-23**

Distance

**1.8km****RS** = Recent sale**UN** = Undisclosed Sale

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