

# 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 or  
locality and postcode

26 Cassandra Crescent, Epsom Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$530,000

### Median sale price

Median price \$585,000

Property Type House

Suburb Epsom

Period - From 20/12/2022

to 19/12/2023

Source REIV

### 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.

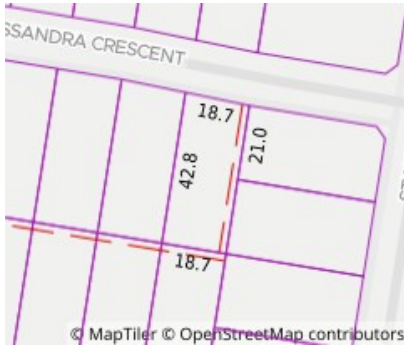
	Address of comparable property	Price	Date of sale
1	10 Cassandra Cr EPSOM 3551	\$568,000	17/04/2023
2	39 Cassandra Cr EPSOM 3551	\$535,000	14/09/2022
3	48 Averys Rd CALIFORNIA GULLY 3556	\$530,000	09/08/2022

**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:

20/12/2023 11:36



**Property Type:** Land  
**Land Size:** 792 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$530,000  
**Median House Price**  
 20/12/2022 - 19/12/2023: \$585,000

## Comparable Properties



**10 Cassandra Cr EPSOM 3551 (REI/VG)**

Agent Comments



**Price:** \$568,000  
**Method:** Private Sale  
**Date:** 17/04/2023  
**Property Type:** House  
**Land Size:** 823 sqm approx



**39 Cassandra Cr EPSOM 3551 (REI/VG)**

Agent Comments



**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 14/09/2022  
**Property Type:** House  
**Land Size:** 724.15 sqm approx



**48 Averys Rd CALIFORNIA GULLY 3556 (REI/VG)**

Agent Comments



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 09/08/2022  
**Property Type:** House  
**Land Size:** 630 sqm approx

**Account - Dungey Carter Ketterer | P: 03 5440 5000**