

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

3 CLOVERFIELDS CRESCENT 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,500

Property type

House

Suburb

Epsom

Period-from

01 Dec 2022

to

30 Nov 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

101 IRONSTONE ROAD EPSOM VIC 3551	\$630,000	26-Oct-23
55 YELLOWGUM DRIVE EPSOM VIC 3551	\$633,000	30-Jun-23
23 IVORY STREET EPSOM VIC 3551	\$640,000	24-Apr-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: 11 December 2023

**101 IRONSTONE ROAD EPSOM VIC 3551**

Sold Price

^{RS} **\$630,000**

Sold Date

26-Oct-23 4  2  2

Distance

0.34km**55 YELLOWGUM DRIVE EPSOM VIC 3551**

Sold Price

^{RS} **\$633,000**

Sold Date

30-Jun-23 4  2  2

Distance

0.94km**23 IVORY STREET EPSOM VIC 3551**

Sold Price

\$640,000

Sold Date

24-Apr-23 4  2  2

Distance

3.07km**RS** = Recent sale**UN** = Undisclosed Sale

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