

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

14 Lorikeet Avenue, Epsom Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000 & \$680,000

Median sale price

Median price \$595,000 Property Type House Suburb Epsom

Period - From 01/10/2022 to 30/09/2023 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	43 Yellowgum Dr EPSOM 3551	\$655,500	11/08/2023
2	8 Alkoomi Ct ASCOT 3551	\$640,000	09/06/2023
3	23 Ivory St EPSOM 3551	\$640,000	08/05/2023

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:

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Property Type: Land
Land Size: 825 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median House Price
Year ending September 2023: \$595,000

Comparable Properties



43 Yellowgum Dr EPSOM 3551 (REI/VG)

Agent Comments



Price: \$655,500
Method: Private Sale
Date: 11/08/2023
Property Type: House
Land Size: 743 sqm approx



8 Alkoomi Ct ASCOT 3551 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 09/06/2023
Property Type: House
Land Size: 812 sqm approx



23 Ivory St EPSOM 3551 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 08/05/2023
Property Type: House
Land Size: 621 sqm approx

Account - Step Up Property