

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

21 Epsom Road Chiltern VIC 3683

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

\$525,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$359,500

Property type

House

Suburb

Chiltern

Period-from

01 Jan 2021

to

31 Dec 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

15 Epsom Road Chiltern VIC 3683	\$600,000	05-Aug-21
72 Conness Street Chiltern VIC 3683	\$525,000	10-Mar-21
29-31 Albert Road Chiltern VIC 3683	\$530,000	04-Jun-21

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.~~

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15 Epsom Road Chiltern VIC 3683

Sold Price

\$600,000

Sold Date

05-Aug-21



3



2



6

Distance

0.15km



72 Conness Street Chiltern VIC 3683

Sold Price

\$525,000

Sold Date

10-Mar-21



3



1



4

Distance

0.59km



29-31 Albert Road Chiltern VIC 3683

Sold Price

\$530,000

Sold Date

04-Jun-21



4



2



4

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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