



STATEMENT OF INFORMATION

20 COOBA DRIVE, EPSOM, VIC 3551

PREPARED BY BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 COOBA DRIVE, EPSOM, VIC 3551

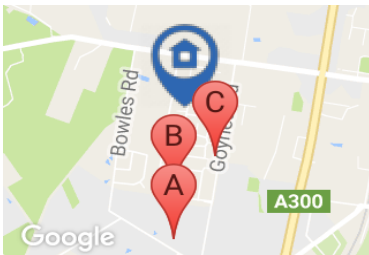
 4  2  2

Indicative Selling Price

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

\$405,000 to \$425,000

SUBURB MEDIAN



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$330,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



3 CASINA CRT, EPSOM, VIC 3551

 4  2  2

Sale Price

\$410,000

Sale Date: 15/11/2016

Distance from Property: 961m



10 AMBROSIA RISE, EPSOM, VIC 3551

 4  2  4

Sale Price

\$415,000

Sale Date: 27/09/2016

Distance from Property: 601m



77 GOYNES RD, EPSOM, VIC 3551

 4  2  2

Sale Price

\$415,000

Sale Date: 25/09/2016

Distance from Property: 405m



This report has been compiled on 01/06/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 COOBA DRIVE, EPSOM, VIC 3551

Indicative selling price

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

Single Price / Range

\$405,000 to \$425,000

Median sale price

Median price

\$330,000

House

X

Unit


Suburb

EPSOM

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
3 CASINA CRT, EPSOM, VIC 3551	\$410,000	15/11/2016
10 AMBROSIA RISE, EPSOM, VIC 3551	\$415,000	27/09/2016
77 GOYNES RD, EPSOM, VIC 3551	\$415,000	25/09/2016