

# 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

11 Rothschild Close, 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 \$125,000

### Median sale price

Median price \$133,000

Property Type Vacant land

Suburb Epsom

Period - From 28/01/2019

to 27/01/2020

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	lot 19 Rennie St HUNTLY 3551	\$125,000	20/08/2019
2	11 Edgerton Rd HUNTLY 3551	\$117,000	16/09/2019
3	14 Cloverfields Cr EPSOM 3551	\$116,000	09/09/2019

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:

28/01/2020 10:58



**Property Type:** Land  
**Land Size:** 314 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$125,000

**Median Land Price**

28/01/2019 - 27/01/2020: \$133,000

## Comparable Properties



**lot 19 Rennie St HUNTLY 3551 (REI)**

**Agent Comments**



**Price:** \$125,000  
**Method:** Private Sale  
**Date:** 20/08/2019  
**Property Type:** Land  
**Land Size:** 540 sqm approx

**11 Edgerton Rd HUNTLY 3551 (VG)**

**Agent Comments**



**Price:** \$117,000  
**Method:** Sale  
**Date:** 16/09/2019  
**Property Type:** Land  
**Land Size:** 463 sqm approx

**14 Cloverfields Cr EPSOM 3551 (VG)**

**Agent Comments**



**Price:** \$116,000  
**Method:** Sale  
**Date:** 09/09/2019  
**Property Type:** Land  
**Land Size:** 362 sqm approx