

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



172 NATIVE GULLY CRES, EPPALOCK, VIC -  -  - 

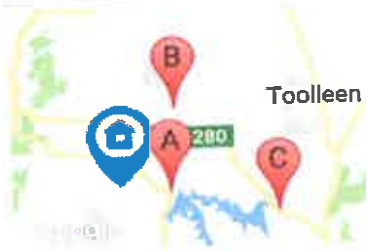
Indicative Selling Price

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

\$80,000 to \$100,000

Provided by: Jenny Donaldson, Professionals Bendigo

SUBURB MEDIAN



EPPALOCK, VIC, 3551

Suburb Median Sale Price (Vacant Land)

\$122,500

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.



2420 STRATHFIELDSAYE RD, EPPALOCK, VIC -  -  - 

Sale Price

\$60,000

Sale Date: 05/11/2015

Distance from Property: 5.4km



283 AXEDALE-GOORNONG RD, AXEDALE, VIC -  -  - 

Sale Price

\$130,000

Sale Date: 16/08/2016

Distance from Property: 11km



MCIVOR HWY, DERRINAL, VIC 3523 -  -  - 

Sale Price

\$75,000

Sale Date: 12/03/2016

Distance from Property: 11km



This report has been compiled on 17/05/2017 by Professionals Bendigo. 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

172 NATIVE GULLY CRES, EPPALOCK, VIC 3551

Indicative selling price

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

Single Price / Range

\$80,000 to \$100,000

Median sale price

Median price

\$122,500

House

Unit

Suburb

EPPALOCK

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
2420 STRATHFIELDSAYE RD, EPPALOCK, VIC 3551	\$60,000	05/11/2015
283 AXEDALE-GOORNONG RD, AXEDALE, VIC 3551	\$130,000	16/08/2016
MCIVOR HWY, DERRINAL, VIC 3523	\$75,000	12/08/2016