



STATEMENT OF INFORMATION

21 EPSOM STREET SOUTH DUNDY VIC 3005





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 EPSOM STREET, SOUTH DUDLEY, VIC  3  1  1

Indicative Selling Price

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

Price Range: **\$229,000 to \$229,000**

MEDIAN SALE PRICE



SOUTH DUDLEY, VIC, 3995

Suburb Median Sale Price (House)

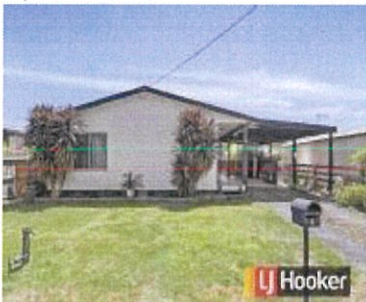
\$253,500

01 April 2017 to 31 March 2018

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.



6 STATION ST, SOUTH DUDLEY, VIC 3995  3  1  2

Sale Price

\$279,000

Sale Date: 17/04/2018

Distance from Property: 207m



16 STATION ST, SOUTH DUDLEY, VIC 3995  3  1  1

Sale Price

\$265,000

Sale Date: 08/02/2018

Distance from Property: 130m



7/25 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC  2  1  1

Sale Price

***\$265,000**

Sale Date: 04/06/2018

This report has been compiled on 12/06/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - 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

21 EPSOM STREET, SOUTH DUDLEY, VIC 3995

Indicative selling price

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

Price Range: \$229,000 to \$229,000

Median sale price

Median price

\$253,500

House

X

Unit

Suburb

SOUTH DUDLEY

Period

01 April 2017 to 31 March 2018

Source

pricefinder

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 |
|--|------------|--------------|
| 6 STATION ST, SOUTH DUDLEY, VIC 3995 | \$279,000 | 17/04/2018 |
| 16 STATION ST, SOUTH DUDLEY, VIC 3995 | \$265,000 | 08/02/2018 |
| 7/25 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC 3995 | *\$265,000 | 04/06/2018 |