

## 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

7 Botheras Court, Epsom VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between \$460,000 & \$485,000

### Median sale price

Median Price

\$385,000

Property  
Type

House

Suburb

Epsom

Period - From

June 2019

to

May 2020

Source

Corelogic

### 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

1 46 Cooba Dr, Epsom VIC 3551

\$475,000

18/05/2020

2 44 Londonderry Way, Epsom VIC 3551

\$460,000

24/02/2020

3 53 Goynes Rd, Epsom VIC 3551

\$440,000

02/03/2020

This statement of Information was prepared on: 07/09/2020