

STATEMENT OF INFORMATION

40 GARDEN DRIVE, EPSOM, VIC 3551

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 GARDEN DRIVE, EPSOM, VIC 3551

 -  -  -

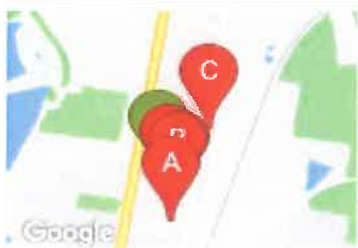
Indicative Selling Price

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

Price Range: **null**

Provided by: Jenny Donaldson, Professionals Bendigo

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$350,000

01 January 2018 to 31 December 2018

Provided by:  pricefinder

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.



12 DOWKER ST, EPSOM, VIC 3551

 4  2  2

Sale Price

\$420,000

Sale Date: 17/01/2018

Distance from Property: 359m



2 MCMEEKEN WAY, EPSOM, VIC 3551

 4  2  2

Sale Price

\$390,000

Sale Date: 19/02/2018

Distance from Property: 223m



266 STATION ST, EPSOM, VIC 3551

 4  2  2

Sale Price

\$385,000

Sale Date: 11/04/2018

Distance from Property: 492m



This report has been compiled on 21/01/2019 by Professionals Bendigo. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



4 MCMEEKEN WAY, EPSOM, VIC 3551

 4  2  4

Sale Price

\$415,000

Sale Date: 20/06/2018

Distance from Property: 211m



8 LACHLAN ST, EPSOM, VIC 3551

 4  2  2

Sale Price

\$387,000

Sale Date: 06/09/2018

Distance from Property: 127m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

40 GARDEN DRIVE, EPSOM, VIC 3551

Indicative selling price

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

Price Range: \$380,000 to \$399,000

Median sale price

Median price

\$350,000

House

X

Unit

Suburb

EPSOM

Period

01 January 2018 to 31 December 2018

Source

 pricfinder

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
12 DOWKER ST, EPSOM, VIC 3551	\$420,000	17/01/2018
2 MCMEEKEN WAY, EPSOM, VIC 3551	\$390,000	19/02/2018
266 STATION ST, EPSOM, VIC 3551	\$385,000	11/04/2018

4 MCMEEKEN WAY, EPSOM, VIC 3551	\$415,000	20/06/2018
8 LACHLAN ST, EPSOM, VIC 3551	\$387,000	06/09/2018