

STATEMENT OF INFORMATION

59 BOTANICAL DRIVE, EPSOM, VIC 3551

PREPARED BY KYLEE MCCALMAN, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



59 BOTANICAL DRIVE, EPSOM, VIC 3551

 4  2  2

Indicative Selling Price

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

Price Range: **\$350,000 to \$369,000**

Provided by: Kylee McCalman, Professionals Bendigo

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$355,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



29 GARDEN DR, EPSOM, VIC 3551

 4  2  2

Sale Price

\$357,000

Sale Date: 11/01/2018

Distance from Property: 2.5km



1 GOYNES RD, EPSOM, VIC 3551

 4  2  2

Sale Price

\$348,000

Sale Date: 03/11/2017

Distance from Property: 835m



17 COOBA DR, EPSOM, VIC 3551

 4  2  2

Sale Price

\$345,000

Sale Date: 19/09/2017

Distance from Property: 279m



This report has been compiled on 17/06/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

59 BOTANICAL DRIVE, EPSOM, VIC 3551

Indicative selling price

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Price Range: \$350,000 to \$369,000

Median sale price

Median price

\$355,000

House

Unit

Suburb

EPSOM

Period

01 April 2017 to 31 March 2018

Source

 pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
29 GARDEN DR, EPSOM, VIC 3551	\$357,000	11/01/2018
1 GOYNES RD, EPSOM, VIC 3551	\$348,000	03/11/2017
17 COOBA DR, EPSOM, VIC 3551	\$345,000	19/09/2017