

# 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

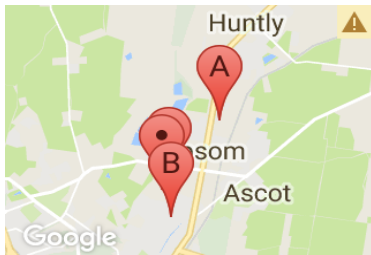
**Indicative Selling Price**

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

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

Price Range:

\$350,000 to \$369,000

Median sale price

Median price

\$355,000

House

X

Unit


Suburb

EPSOM

Period

01 April 2017 to 31 March 2018

Source



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   |