

# STATEMENT OF INFORMATION

39 MANNA GUM DRIVE, EPSOM, VIC 3551

PREPARED BY MATT INGRAM, BENDIGO PROPERTY PLUS, PHONE: 0428 417 499



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**39 MANNA GUM DRIVE, EPSOM, VIC 3551**

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### Indicative Selling Price

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

Price Range:

**\$320,000 to \$330,000**

Provided by: Matt Ingram, Bendigo Property Plus

## MEDIAN SALE PRICE



**EPSOM, VIC, 3551**

Suburb Median Sale Price (House)

**\$350,000**

01 October 2016 to 30 September 2017

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.



**67 MANNA GUM DR, EPSOM, VIC 3551**

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Sale Price

**\$345,000**

Sale Date: 26/06/2017

Distance from Property: 176m



**13 MANNA GUM DR, EPSOM, VIC 3551**

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Sale Price

**\$341,000**

Sale Date: 20/04/2017

Distance from Property: 308m



**22 BOTANICAL DR, EPSOM, VIC 3551**

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Sale Price

**\$345,000**

Sale Date: 03/10/2016

Distance from Property: 326m



This report has been compiled on 24/10/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

39 MANNA GUM DRIVE, EPSOM, VIC 3551

Indicative selling price

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Price Range:

\$320,000 to \$330,000

Median sale price

Median price

\$350,000

House

X

Unit


Suburb

EPSOM

Period

01 October 2016 to 30 September 2017

Source



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
67 MANNA GUM DR, EPSOM, VIC 3551	\$345,000	26/06/2017
13 MANNA GUM DR, EPSOM, VIC 3551	\$341,000	20/04/2017
22 BOTANICAL DR, EPSOM, VIC 3551	\$345,000	03/10/2016