



## **STATEMENT OF INFORMATION**

30 EPSOM STREET, SOUTH DUDLEY, VIC 3995

PREPARED BY CAL NATION, ALEX SCOTT WONTHAGGI, PHONE: 0439 334 163





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**30 EPSOM STREET, SOUTH DUDLEY, VIC**  3  1  1

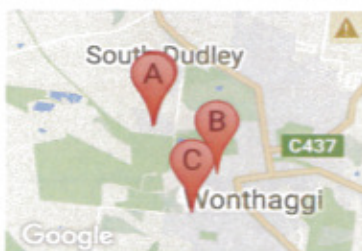
### Indicative Selling Price

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

**\$265,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

## SUBURB MEDIAN



**SOUTH DUDLEY, VIC, 3995**

Suburb Median Sale Price (House)

**\$233,000**

01 April 2016 to 31 March 2017

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.



**23 EPSOM ST, SOUTH DUDLEY, VIC 3995**  4  2  2

Sale Price

**\$285,000**

Sale Date: 04/11/2016

Distance from Property: 39m



**65 MURRAY ST, WONTHAGGI, VIC 3995**  3  2  2

Sale Price

**\$287,500**

Sale Date: 26/05/2016

Distance from Property: 1.1km



**32 CAMPBELL ST, WONTHAGGI, VIC 3995**  2  1  1

Sale Price

**\$269,000**

Sale Date: 22/02/2016

Distance from Property: 1.4km



This report has been compiled on 09/06/2017 by Alex Scott Wonthaggi. 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

30 EPSOM STREET, SOUTH DUDLEY, VIC 3995

#### Indicative selling price

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

Single Price / ~~Range~~

\$265,000

#### Median sale price

Median price

\$233,000

House

☒

Unit

☐

Suburb

SOUTH DUDLEY

Period

01 April 2016 to 31 March 2017

Source

 pricefinder

#### 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
23 EPSOM ST, SOUTH DUDLEY, VIC 3995	\$285,000	04/11/2016
65 MURRAY ST, WONTHAGGI, VIC 3995	\$287,500	26/05/2016
32 CAMPBELL ST, WONTHAGGI, VIC 3995	\$269,000	22/02/2016