

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



49 BOTANICAL DRIVE, EPSOM, VIC

4 bedrooms, 2 bathrooms, 2 cars

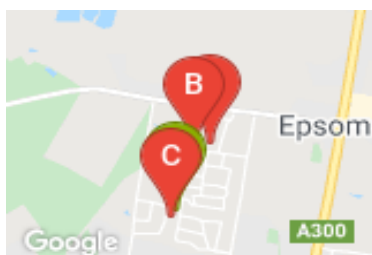
Indicative Selling Price

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

Price Range: **595,000 to 625,000**

Provided by: Rick Bishop, PRD Nationwide Bendigo

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$590,000

01 October 2021 to 31 December 2021

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.



10 ONEILL CRT, EPSOM, VIC 3551

4 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$600,000

Sale Date: 10/11/2021

Distance from Property: 547m



42 PEACOCK DR, EPSOM, VIC 3551

4 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$610,000

Sale Date: 20/10/2021

Distance from Property: 500m



30 LONDONDERRY WAY, EPSOM, VIC

3 bedrooms, 2 bathrooms, 2 cars

Sale Price

***\$615,000**

Sale Date: 04/02/2022

Distance from Property: 53m



This report has been compiled on 11/02/2022 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2022 - 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.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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.

Property offered for

Address
Including suburb and

49 BOTANICAL DRIVE, EPSOM, VIC 3551

Indicative selling price

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

Price Range:

595,000 to 625,000

Median sale price

Median price

\$590,000

Property type

House

Suburb

EPSOM

Period

01 October 2021 to 31 December 2021

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

Price

Date of sale

10 ONEILL CRT, EPSOM, VIC 3551	\$600,000	10/11/2021
42 PEACOCK DR, EPSOM, VIC 3551	\$610,000	20/10/2021
30 LONDONDERRY WAY, EPSOM, VIC 3551	*\$615,000	04/02/2022

This Statement of Information was prepared

11/02/2022