

# STATEMENT OF INFORMATION

24 EPSOM STREET, SOUTH DUDLEY, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**24 EPSOM STREET, SOUTH DUDLEY, VIC**



### Indicative Selling Price

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

Single Price: **\$295,000**

## MEDIAN SALE PRICE



**SOUTH DUDLEY, VIC, 3995**

Suburb Median Sale Price (House)

**\$233,000**

01 October 2016 to 30 September 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.



**8 DUNN ST, WONTHAGGI, VIC 3995**



### Sale Price

**\*\$249,000**

Sale Date: 02/11/2017

Distance from Property: 1.9km



**35 NELSON ST, NORTH WONTHAGGI, VIC**



### Sale Price

**\*\$289,000**

Sale Date: 12/10/2017

Distance from Property: 1.8km



**30 EPSOM ST, SOUTH DUDLEY, VIC 3995**



### Sale Price

**\*\$262,000**

Sale Date: 06/07/2017

Distance from Property: 44m



This report has been compiled on 11/12/2017 by PBE Real Estate 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

24 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:

\$295,000

Median sale price

Median price

\$233,000

House

X

Unit


Suburb

SOUTH DUDLEY

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
8 DUNN ST, WONTHAGGI, VIC 3995	*\$249,000	02/11/2017
35 NELSON ST, NORTH WONTHAGGI, VIC 3995	*\$289,000	12/10/2017
30 EPSOM ST, SOUTH DUDLEY, VIC 3995	*\$262,000	06/07/2017