

STATEMENT OF INFORMATION

289-291 MIDLAND HIGHWAY, EPSOM, VIC 3551

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



289-291 MIDLAND HIGHWAY, EPSOM, VIC  4  2  2

Indicative Selling Price

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

Price Range: **\$695,000 to \$745,000**

Provided by: Jenny Donaldson, Professionals Bendigo

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$585,000

01 January 2023 to 31 December 2023

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.



144 MIDLAND HWY, EPSOM, VIC 3551

 4  2  3

Sale Price

****\$710,000**

Sale Date: 18/01/2024

Distance from Property: 1.5km



783 MIDLAND HWY, HUNTLY, VIC 3551

 4  2  2

Sale Price

\$650,000

Sale Date: 20/09/2023

Distance from Property: 5.2km



13 HOWARD ST, EPSOM, VIC 3551

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Sale Price

\$650,000

Sale Date: 24/10/2023

Distance from Property: 1.2km



This report has been compiled on 22/02/2024 by Professionals Bendigo. Property Data Solutions Pty Ltd 2024 - 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

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 sale

Address
Including suburb and

289-291 MIDLAND HIGHWAY, EPSOM, VIC 3551

Indicative selling price

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

Price Range:

\$695,000 to \$745,000

Median sale price

Median price

\$585,000

Property type

House

Suburb

EPSOM

Period

01 January 2023 to 31 December 2023

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
144 MIDLAND HWY, EPSOM, VIC 3551	**\$710,000	18/01/2024
783 MIDLAND HWY, HUNTLY, VIC 3551	\$650,000	20/09/2023
13 HOWARD ST, EPSOM, VIC 3551	\$650,000	24/10/2023

This Statement of Information was prepared

22/02/2024

