



STATEMENT OF INFORMATION

26 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

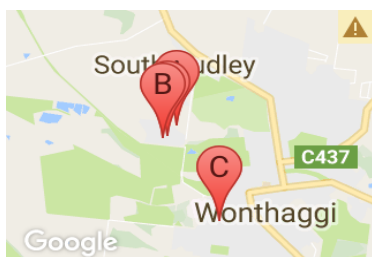
**26 EPSOM STREET, SOUTH DUDLEY, VIC**

3 bedrooms 1 bathroom 1 car space

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$260,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE

**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.

**5 THOMAS CRT, SOUTH DUDLEY, VIC 3995**

3 bedrooms 2 bathrooms 2 car spaces

Sale Price**\$279,000**

Sale Date: 15/07/2016

Distance from Property: 188m

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

4 bedrooms 2 bathrooms 2 car spaces

Sale Price**\$285,000**

Sale Date: 04/11/2016

Distance from Property: 59m

**5 EASTON ST, WONTHAGGI, VIC 3995**

3 bedrooms 2 bathrooms 2 car spaces

Sale Price**\$260,000**

Sale Date: 31/03/2017

Distance from Property: 1.4km



This report has been compiled on 26/06/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - 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

26 EPSOM STREET, SOUTH DUDLEY, VIC 3995

Indicative selling price

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

Single Price:

\$260,000

Median sale price

Median price

\$233,000

House

X

Unit

Suburb

SOUTH DUDLEY

Period

01 April 2016 to 31 March 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
5 THOMAS CRT, SOUTH DUDLEY, VIC 3995	\$279,000	15/07/2016
23 EPSOM ST, SOUTH DUDLEY, VIC 3995	\$285,000	04/11/2016
5 EASTON ST, WONTHAGGI, VIC 3995	\$260,000	31/03/2017