

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 GARDEN DRIVE, EPSOM, VIC 3551

3 2 2

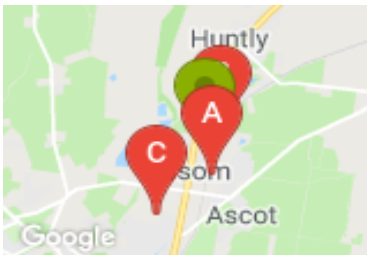
Indicative Selling Price

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

Single Price: \$460,000

Provided by: Greg Heard, Heard & Co. Real Estate

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$357,000

01 July 2018 to 30 June 2019

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 NIRIMBA CRT, ASCOT, VIC 3551

3 2 2

Sale Price

\$450,000

Sale Date: 17/04/2019

Distance from Property: 828m



43 YELLOWGUM DR, EPSOM, VIC 3551

4 2 2

Sale Price

\$440,000

Sale Date: 03/07/2019

Distance from Property: 565m



24 VERBENA TCE, EPSOM, VIC 3551

4 2 2

Sale Price

\$450,000

Sale Date: 21/05/2019

Distance from Property: 2.3km



This report has been compiled on 19/09/2019 by Heard & Co. Real Estate. Property Data Solutions Pty Ltd 2019 - 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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

9 GARDEN DRIVE, EPSOM, VIC 3551

Indicative selling price

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

Single Price:

\$460,000

Median sale price

Median price

\$357,000

Property type

House

Suburb

EPSOM

Period

01 July 2018 to 30 June 2019

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

10 NIRIMBA CRT, ASCOT, VIC 3551	\$450,000	17/04/2019
43 YELLOWGUM DR, EPSOM, VIC 3551	\$440,000	03/07/2019
24 VERBENA TCE, EPSOM, VIC 3551	\$450,000	21/05/2019

This Statement of Information was prepared on:

19/09/2019