

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



242 STATION STREET, EPSOM, VIC 3551

 4  2  2

Indicative Selling Price

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

\$360,000 to \$385,000

SUBURB MEDIAN



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$335,000

01 April 2016 to 31 March 2017

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.



23 CLOVERFIELDS CRES, EPSOM, VIC 3551

 4  2  2

Sale Price

***\$352,000**

Sale Date: 24/04/2017

Distance from Property: 982m



254 STATION ST, EPSOM, VIC 3551

 4  2  2

Sale Price

\$390,000

Sale Date: 09/12/2016

Distance from Property: 141m



5 ROSEA CRT, ASCOT, VIC 3551

 4  2  2

Sale Price

\$395,000

Sale Date: 24/07/2016

Distance from Property: 1km



This report has been compiled on 13/05/2017 by Bendigo Property Plus. 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

242 STATION STREET, EPSOM, VIC 3551

Indicative selling price

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

Single Price / Range

\$360,000 to \$385,000

Median sale price

Median price

\$335,000

House

X

Unit


Suburb

EPSOM

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
23 CLOVERFIELDS CRES, EPSOM, VIC 3551	*\$352,000	24/04/2017
254 STATION ST, EPSOM, VIC 3551	\$390,000	09/12/2016
5 ROSEA CRT, ASCOT, VIC 3551	\$395,000	24/07/2016