

STATEMENT OF INFORMATION

32 MCPHERSON STREET, EPSOM, VIC 3551

PREPARED BY JACINTA MCIVOR, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 MCPHERSON STREET, EPSOM, VIC

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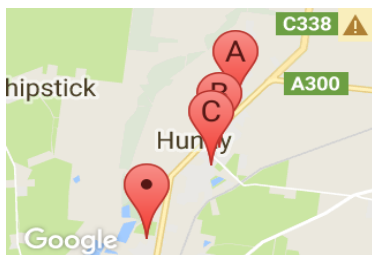
Indicative Selling Price

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

Price Range: \$345,000 to \$375,000

Provided by: Jacinta McIvor, Professionals Bendigo

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$347,500

01 October 2016 to 30 September 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.



16 TELEGRAPH WAY, HUNTLY, VIC 3551

 3  2  6

Sale Price

\$365,000

Sale Date: 05/10/2016

Distance from Property: 4.6km



37 RENNIE ST, HUNTLY, VIC 3551

 3  1  3

Sale Price

\$355,000

Sale Date: 19/12/2016

Distance from Property: 3.3km



114 PASLEY ST, HUNTLY, VIC 3551

 3  2  4

Sale Price

\$370,000

Sale Date: 11/04/2017

Distance from Property: 2.7km



This report has been compiled on 17/11/2017 by Professionals Bendigo. 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

32 MCPHERSON STREET, EPSOM, VIC 3551

Indicative selling price

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

Price Range:

\$345,000 to \$375,000

Median sale price

Median price

\$347,500

House

Unit

Suburb

EPSOM

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
16 TELEGRAPH WAY, HUNTLY, VIC 3551	\$365,000	05/10/2016
37 RENNIE ST, HUNTLY, VIC 3551	\$355,000	19/12/2016
114 PASLEY ST, HUNTLY, VIC 3551	\$370,000	11/04/2017