

STATEMENT OF INFORMATION

5 CLOVERFIELDS CRESCENT, EPSOM, VIC 3551

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 CLOVERFIELDS CRESCENT, EPSOM,

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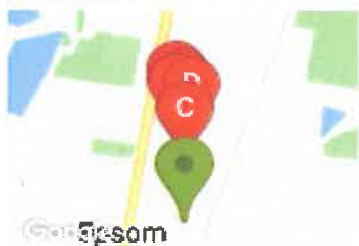
Indicative Selling Price

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

Price Range: \$380,000 to \$410,000

Provided by: Jenny Donaldson, Professionals Bendigo

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (Vacant Land)

\$121,500

01 October 2017 to 30 September 2018

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 GARDEN DR, EPSOM, VIC 3551

 4  2  2

Sale Price

\$381,000

Sale Date: 24/10/2017

Distance from Property: 737m



15 GARDEN DR, EPSOM, VIC 3551

 4  2  2

Sale Price

\$392,000

Sale Date: 29/11/2017

Distance from Property: 642m



12 DOWKER ST, EPSOM, VIC 3551

 4  2  2

Sale Price

\$420,000

Sale Date: 17/01/2018

Distance from Property: 430m



This report has been compiled on 04/12/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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2 MCMEEKEN WAY, EPSOM, VIC 3551

 4  2  2

Sale Price

\$390,000

Sale Date: 19/02/2018

Distance from Property: 605m



8 LACHLAN ST, EPSOM, VIC 3551

 4  2  2

Sale Price

\$387,000

Sale Date: 06/09/2018

Distance from Property: 671m



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

5 CLOVERFIELDS CRESCENT, EPSOM, VIC 3551

Indicative selling price

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

Price Range: \$380,000 to \$410,000

Median sale price

Median price \$121,500

House

Unit

Suburb EPSOM

Period 01 October 2017 to 30 September 2018

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 GARDEN DR, EPSOM, VIC 3551	\$381,000	24/10/2017
15 GARDEN DR, EPSOM, VIC 3551	\$392,000	29/11/2017
12 DOWKER ST, EPSOM, VIC 3551	\$420,000	17/01/2018

2 MCMEEKEN WAY, EPSOM, VIC 3551	\$390,000	19/02/2018
8 LACHLAN ST, EPSOM, VIC 3551	\$387,000	06/09/2018