

# STATEMENT OF INFORMATION

40 GREENFIELD DRIVE, EPSOM, VIC 3551

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**40 GREENFIELD DRIVE, EPSOM, VIC 3551**  4  2  2

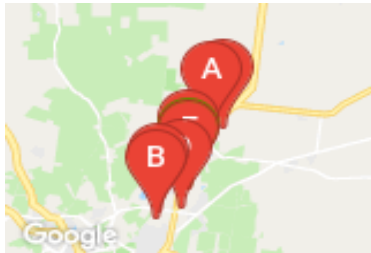
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$410,000 to \$420,000**

Provided by: Wes Dorrington, Bendigo Property Plus

## MEDIAN SALE PRICE



**EPSOM, VIC, 3551**

Suburb Median Sale Price (House)

**\$359,000**

01 April 2018 to 31 March 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.



**88 GREENE ST, HUNTLY, VIC 3551**

 4  2  3

Sale Price

**\*\$410,000**

Sale Date: 09/05/2019

Distance from Property: 3.5km



**47 MANNA GUM DR, EPSOM, VIC 3551**

 4  2  4

Sale Price

**\$420,000**

Sale Date: 27/03/2019

Distance from Property: 2.6km



**276 STATION ST, EPSOM, VIC 3551**

 4  2  2

Sale Price

**\*\*\$410,000**

Sale Date: 20/03/2019

Distance from Property: 483m



This report has been compiled on 30/05/2019 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 14 ROBBINS CRT, EPSOM, VIC 3551

 4  2  4

Sale Price

**\$411,000**

Sale Date: 20/03/2019

Distance from Property: 1.3km



## 33 GREENFIELD DR, EPSOM, VIC 3551

 4  2  2

Sale Price

**\$410,000**

Sale Date: 09/01/2019

Distance from Property: 75m



## 4 ATHERTON ST, HUNTLY, VIC 3551

 4  2  2

Sale Price

**\$413,000**

Sale Date: 14/12/2018

Distance from Property: 3.9km



## 15 ONEILL CRT, EPSOM, VIC 3551

 4  2  2

Sale Price

**\$418,000**

Sale Date: 02/07/2018

Distance from Property: 2.2km



## 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](http://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

40 GREENFIELD DRIVE, EPSOM, VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$410,000 to \$420,000

### Median sale price

Median price

\$359,000

House

☒

Unit

☐

Suburb

EPSOM

Period

01 April 2018 to 31 March 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

88 GREENE ST, HUNTLY, VIC 3551	*\$410,000	09/05/2019
47 MANNA GUM DR, EPSOM, VIC 3551	\$420,000	27/03/2019
276 STATION ST, EPSOM, VIC 3551	**\$410,000	20/03/2019

14 ROBBINS CRT, EPSOM, VIC 3551	\$411,000	20/03/2019
33 GREENFIELD DR, EPSOM, VIC 3551	\$410,000	09/01/2019
4 ATHERTON ST, HUNTLY, VIC 3551	\$413,000	14/12/2018
15 ONEILL CRT, EPSOM, VIC 3551	\$418,000	02/07/2018