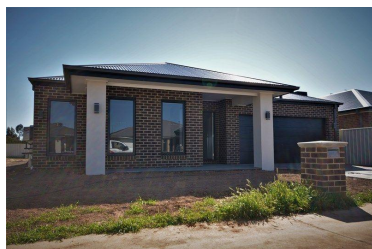


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 GARDEN DRIVE, EPSOM, VIC 3551

4 2 2

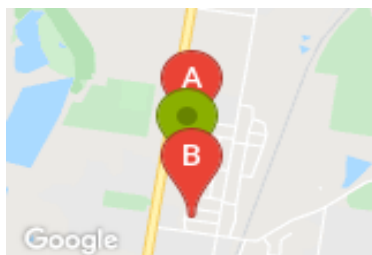
Indicative Selling Price

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

Price Range: \$495,000 to \$535,000

Provided by: Matt Ingram, PRD Nationwide Bendigo

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$410,000

01 October 2019 to 30 September 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



68 GARDEN DR, EPSOM, VIC 3551

4 2 2

Sale Price

\$510,000

Sale Date: 14/02/2020

Distance from Property: 284m



18 DOWKER ST, EPSOM, VIC 3551

4 2 2

Sale Price

\$555,000

Sale Date: 28/08/2020

Distance from Property: 285m



This report has been compiled on 30/10/2020 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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.

Property offered for

Address
Including suburb and

34 GARDEN DRIVE, EPSOM, VIC 3551

Indicative selling price

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

Price Range:

\$495,000 to \$535,000

Median sale price

Median price

\$410,000

Property type

House

Suburb

EPSOM

Period

01 October 2019 to 30 September 2020

Source

pricefinder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable

Price

Date of sale

68 GARDEN DR, EPSOM, VIC 3551	\$510,000	14/02/2020
18 DOWKER ST, EPSOM, VIC 3551	\$555,000	28/08/2020

This Statement of Information was prepared

30/10/2020