

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 Lorikeet Avenue Epsom VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,000

Property type

House

Suburb

Epsom

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

15 Oneill Court Epsom VIC 3551

\$520,000

15-Dec-20

81 Goynes Road Epsom VIC 3551

\$560,000

18-Mar-21

105 Station Street Epsom VIC 3551

\$600,000

30-Mar-21

OR

B* ~~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.~~

This Statement of Information was prepared on: 06 April 2021

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LUKE GOGGIN REAL ESTATE

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15 Oneill Court Epsom VIC 3551

Sold Price **\$520,000** Sold Date 15-Dec-20

4
 2
 2

Distance 0.1km



81 Goynes Road Epsom VIC 3551

Sold Price ^{RS} **\$560,000** Sold Date 18-Mar-21

105 Station Street Epsom VIC 3551

Sold Price ^{RS} **\$600,000** Sold Date 30-Mar-21

4
 2
 2

Distance 1.21km

RS = Recent sale

UN = Undisclosed Sale

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