STATEMENT OF INFORMATION

8 AURORA PLACE, EPSOM, VIC-3551 PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 AURORA PLACE, EPSOM, VIC 3551 🛛 🕮 3 🕒 2 🚓 1

Indicative Selling Price

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

Price Range:

\$320,000 to \$340,000

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (Vacant Land)

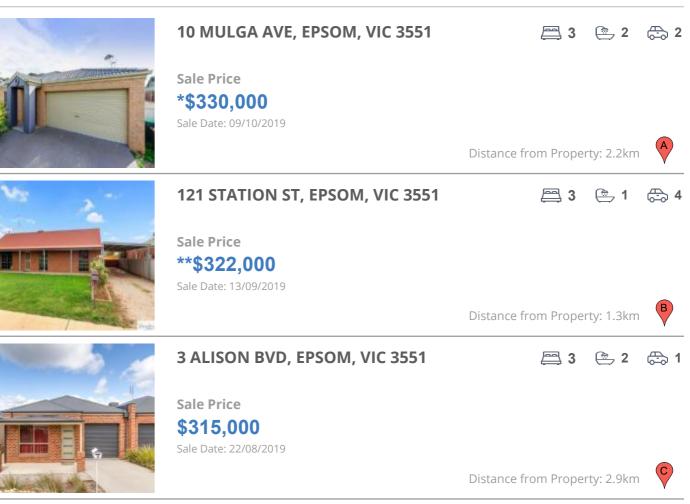
\$134,000

01 October 2018 to 30 September 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.



This report has been compiled on 06/11/2019 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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	14 ROSEMUNDY RD, EPSOM, VIC 3551		– 3	1	告 1
	Sale Price				
	\$327,000				
- Letine	Sale Date: 30/07/2019	Distance f	rom Prop	erty: 2km	
					V
	18 CROSSLEY AVE, EPSOM, VIC 3551		– 3	1	6 2
	Sale Price				
	\$324,000				
	Sale Date: 11/07/2019				
a subscription		Distance from Property: 2.1km			
and the second s	48 GREENFIELD DR, EPSOM, VIC 3551		= 3	2	2
	Sale Price				
	\$318,000				
	Sale Date: 24/05/2019				-
		Distance from Property: 278m			

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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

8 AURORA PLACE, EPSOM, VIC 3551

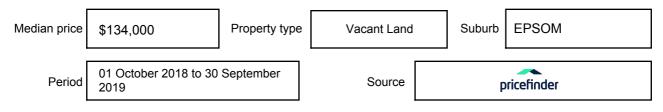
Indicative selling price

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

Price Range:

\$320,000 to \$340,000

Median sale price



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	
10 MULGA AVE, EPSOM, VIC 3551	*\$330,000	09/10/2019	
121 STATION ST, EPSOM, VIC 3551	**\$322,000	13/09/2019	
3 ALISON BVD, EPSOM, VIC 3551	\$315,000	22/08/2019	

This Statement of Information was prepared on: 06/





14 ROSEMUNDY RD, EPSOM, VIC 3551	\$327,000	30/07/2019
18 CROSSLEY AVE, EPSOM, VIC 3551	\$324,000	11/07/2019
48 GREENFIELD DR, EPSOM, VIC 3551	\$318,000	24/05/2019





This Statement of Information was prepared on: 06/11/2019