

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 or
locality and postcode

79 Goynes Road, Epsom Vic 3551

Indicative selling price

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

Range between \$320,000 & \$352,000

Median sale price

Median price \$342,500 House ☒ Unit ☐ Suburb or locality Epsom

Period - From 01/10/2017 to 30/09/2018 Source REIV

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 eighteen 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
1 67 Manna Gum Dr EPSOM 3551	\$345,000	03/07/2017
2 17 Cooba Dr EPSOM 3551	\$345,000	28/09/2017
3 59 Botanical Dr EPSOM 3551	\$355,000	13/07/2018

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 eighteen months.~~



4 - 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price

\$320,000 - \$352,000

Median House Price

Year ending September 2018: \$342,500

Comparable Properties



67 Manna Gum Dr EPSOM 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$345,000

Method: Private Sale

Date: 03/07/2017

Rooms: 6

Property Type: House

Land Size: 695 sqm approx



17 Cooba Dr EPSOM 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$345,000

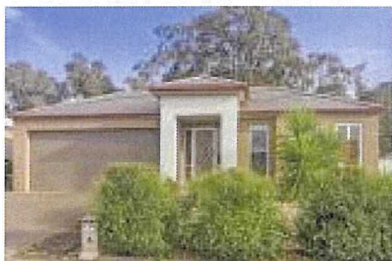
Method: Private Sale

Date: 28/09/2017

Rooms: 5

Property Type: House

Land Size: 490 sqm approx



59 Botanical Dr EPSOM 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$355,000

Method: Private Sale

Date: 13/07/2018

Rooms: 5

Property Type: House

Land Size: 530 sqm approx