



STATEMENT OF INFORMATION

45 MADIGAN ROAD, EPPALOCK, VIC 3551

PREPARED BY NEKTI TZOUROUTIS, BENDIGO REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



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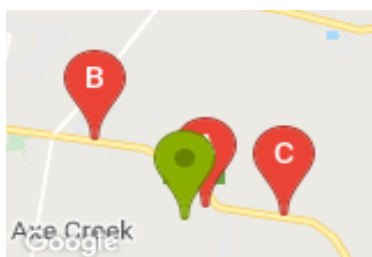
Indicative Selling Price

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

Price Range: \$645,000 to \$680,000

Provided by: Nektı Tzouroutis, Bendigo Real Estate

MEDIAN SALE PRICE



EPPALOCK, VIC, 3551

Suburb Median Sale Price (Vacant Land)

\$282,500

01 October 2018 to 30 September 2019

Provided by: 

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.



47 GLEDHILL LANE, EPPALOCK, VIC 3551

 5  2  6

Sale Price

***\$660,000**

Sale Date: 05/11/2019

Distance from Property: 686m



1365 STRATHFIELDSAYE RD,

 3  2  10

Sale Price

\$669,000

Sale Date: 11/04/2019

Distance from Property: 3.3km



1967 STRATHFIELDSAYE RD, EPPALOCK, VIC

 4  2  6

Sale Price

\$660,000

Sale Date: 09/05/2019

Distance from Property: 2.7km



This report has been compiled on 07/11/2019 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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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

45 MADIGAN ROAD, EPPALOCK, VIC 3551

Indicative selling price

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

Price Range:

\$645,000 to \$680,000

Median sale price

Median price

\$282,500

Property type

Vacant Land

Suburb

EPPALOCK

Period

01 October 2018 to 30 September 2019

Source

pricfinder

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

47 GLEDHILL LANE, EPPALOCK, VIC 3551	*\$660,000	05/11/2019
1365 STRATHFIELDSAYE RD, STRATHFIELDSAYE, VIC 3551	\$669,000	11/04/2019
1967 STRATHFIELDSAYE RD, EPPALOCK, VIC 3551	\$660,000	09/05/2019

This Statement of Information was prepared on:

07/11/2019