



STATEMENT OF INFORMATION

23 EPSOM STREET, SOUTH DUDLEY, VIC 3995

PREPARED BY CAL NATION, ALEX SCOTT WONTHAGGI, PHONE: 0439 334 163

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 EPSOM STREET, SOUTH DUDLEY, VIC  5  2  3

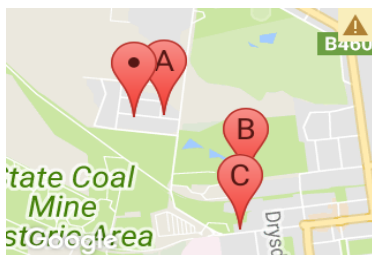
Indicative Selling Price

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

Single Price: **\$327,500**

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



SOUTH DUDLEY, VIC, 3995

Suburb Median Sale Price (House)

\$226,000

01 October 2016 to 30 September 2017

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.



10 EPSOM ST, SOUTH DUDLEY, VIC 3995  4  2  2

Sale Price

\$355,000

Sale Date: 20/01/2017

Distance from Property: 191m



2 FANTAIL PL, WONTHAGGI, VIC 3995  3  2  2

Sale Price

\$347,000

Sale Date: 01/03/2016

Distance from Property: 864m



218 GRAHAM ST, WONTHAGGI, VIC 3995  3  2  4

Sale Price

\$360,000

Sale Date: 25/01/2016

Distance from Property: 1.1km



This report has been compiled on 24/10/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

23 EPSOM STREET, SOUTH DUDLEY, VIC 3995

Indicative selling price

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

Single Price:

\$327,500

Median sale price

Median price

\$226,000

House

X

Unit


Suburb

SOUTH DUDLEY

Period

01 October 2016 to 30 September 2017

Source



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 EPSOM ST, SOUTH DUDLEY, VIC 3995	\$355,000	20/01/2017
2 FANTAIL PL, WONTHAGGI, VIC 3995	\$347,000	01/03/2016
218 GRAHAM ST, WONTHAGGI, VIC 3995	\$360,000	25/01/2016