

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

11 Rothschild Close, Epsom Vic 3551

Indicative selling price

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

Single price

\$125,000

Median sale price

Median price

\$133,000

Property Type

Vacant land

Suburb

Epsom

Period - From

28/01/2019

to

27/01/2020

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 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
1	lot 19 Rennie St HUNTLY 3551	\$125,000	20/08/2019
2	11 Edgerton Rd HUNTLY 3551	\$117,000	16/09/2019
3	14 Cloverfields Cr EPSOM 3551	\$116,000	09/09/2019

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:

28/01/2020 10:58



Property Type: Land
Land Size: 314 sqm approx
Agent Comments

Indicative Selling Price

\$125,000

Median Land Price

28/01/2019 - 27/01/2020: \$133,000

Comparable Properties



lot 19 Rennie St HUNTLY 3551 (REI)

Agent Comments



Price: \$125,000
Method: Private Sale
Date: 20/08/2019
Property Type: Land
Land Size: 540 sqm approx

11 Edgerton Rd HUNTLY 3551 (VG)

Agent Comments



Price: \$117,000
Method: Sale
Date: 16/09/2019
Property Type: Land
Land Size: 463 sqm approx

14 Cloverfields Cr EPSOM 3551 (VG)

Agent Comments



Price: \$116,000
Method: Sale
Date: 09/09/2019
Property Type: Land
Land Size: 362 sqm approx