

STATEMENT OF INFORMATION

13 BOTANICAL DRIVE, EPSOM, VIC 3551

PREPARED BY MATT GRETGRIX, BENDIGO REAL ESTATE, PHONE: 0438 911 688



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 BOTANICAL DRIVE, EPSOM, VIC 3551

 4  2  3

Indicative Selling Price

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

Price Range: \$385,000 to \$410,000

Provided by: Matt Gretgrix, Bendigo Real Estate

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$340,000

01 July 2016 to 30 June 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.



5 MANNA GUM DR, EPSOM, VIC 3551

 4  2  2

Sale Price

\$390,000

Sale Date: 21/02/2017

Distance from Property: 365m



3 CASINA CRT, EPSOM, VIC 3551

 4  2  2

Sale Price

\$410,000

Sale Date: 15/11/2016

Distance from Property: 293m



4 ACACIA PARK DR, EPSOM, VIC 3551

 4  2  2

Sale Price

\$385,000

Sale Date: 13/06/2016

Distance from Property: 471m



This report has been compiled on 13/09/2017 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

13 BOTANICAL DRIVE, EPSOM, VIC 3551

Indicative selling price

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

Price Range: \$385,000 to \$410,000

Median sale price

Median price \$340,000

House

Unit

Suburb

EPSOM

Period 01 July 2016 to 30 June 2017

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
5 MANNA GUM DR, EPSOM, VIC 3551	\$390,000	21/02/2017
3 CASINA CRT, EPSOM, VIC 3551	\$410,000	15/11/2016
4 ACACIA PARK DR, EPSOM, VIC 3551	\$385,000	13/06/2016