





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 BOTANICAL DRIVE, EPSOM, VIC 3551 🕮 4 🕒 2 🚓 3







Indicative Selling Price

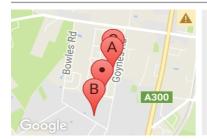
For the meaning of this price see consumer.vic.au/underquoting

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: **pricefinder**

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







Sale Price

\$390,000

Sale Date: 21/02/2017

Distance from Property: 365m





3 CASINA CRT, EPSOM, VIC 3551







Sale Price

\$410,000

Sale Date: 15/11/2016

Distance from Property: 293m





4 ACACIA PARK DR, EPSOM, VIC 3551







Sale Price

\$385,000

Sale Date: 13/06/2016

Distance from Property: 471m



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
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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	X	Unit	Suburb	EPSOM
Period	01 July 2016 to 30 June 2017			Source	p	ricefinder

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

