



STATEMENT OF INFORMATION

3 LORIKEET AVENUE, EPSOM, VIC-3551

PREPARED BY BENDIGO REAL ESTATE, 58 QUEEN STREET BENDIGO

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 LORIKEET AVENUE, EPSOM, VIC 3551

 3  2  2

Indicative Selling Price

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

Price Range: **\$345,000 to \$370,000**

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$353,500

01 January 2017 to 31 December 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.



4 VERBENA TCE, EPSOM, VIC 3551

 3  2  2

Sale Price

\$365,000

Sale Date: 10/03/2017

Distance from Property: 714m



3 CADELL CRT, ASCOT, VIC 3551

 3  2  2

Sale Price

\$365,000

Sale Date: 16/09/2016

Distance from Property: 1.8km



18 MORAY CRES, NORTH BENDIGO, VIC 3550

 3  2  2

Sale Price

\$370,000

Sale Date: 14/06/2017

Distance from Property: 4.1km



This report has been compiled on 23/01/2018 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2018 - 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

3 LORIKEET AVENUE, EPSOM, VIC 3551

Indicative selling price

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

Price Range: \$345,000 to \$370,000

Median sale price

Median price

\$353,500

House

Unit

Suburb

EPSOM

Period

01 January 2017 to 31 December 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
4 VERBENA TCE, EPSOM, VIC 3551	\$365,000	10/03/2017
3 CADELL CRT, ASCOT, VIC 3551	\$365,000	16/09/2016
18 MORAY CRES, NORTH BENDIGO, VIC 3550	\$370,000	14/06/2017