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



EPSOM, VIC, 3551

\$353,500

Suburb Median Sale Price (House)

01 January 2017 to 31 December 2017

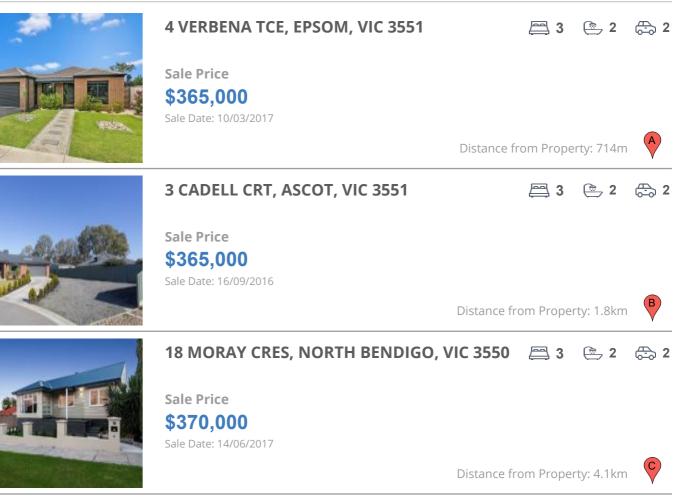
MEDIAN SALE PRICE



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.

Provided by: pricefinder



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 3 LORIKEET AVENUE, EPSOM, VIC 3551 postcode

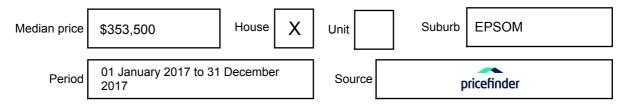
Indicative selling price

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

Price Range:

\$345,000 to \$370,000

Median sale price



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