

# STATEMENT OF INFORMATION

266 STATION STREET, EPSOM, VIC 3551

PREPARED BY KYLEE MCCALMAN, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**266 STATION STREET, EPSOM, VIC 3551**

 4  2  2

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$390,000 to \$398,000**

Provided by: Kylee McCalman, Professionals Bendigo

## MEDIAN SALE PRICE



**EPSOM, VIC, 3551**

Suburb Median Sale Price (House)

**\$355,000**

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.



**15 MCMEEKEN WAY, EPSOM, VIC 3551**

 3  2  2

Sale Price

**\$394,000**

Sale Date: 26/09/2017

Distance from Property: 434m



**15 GARDEN DR, EPSOM, VIC 3551**

 4  2  2

Sale Price

**\$392,000**

Sale Date: 29/11/2017

Distance from Property: 585m



**26 STRICKLAND ST, ASCOT, VIC 3551**

 4  2  2

Sale Price

**\*\$390,000**

Sale Date: 08/05/2017

Distance from Property: 2.1km



This report has been compiled on 16/03/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

266 STATION STREET, EPSOM, VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$390,000 to \$398,000

### Median sale price

Median price

\$355,000

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
15 MCMEEKEN WAY, EPSOM, VIC 3551	\$394,000	26/09/2017
15 GARDEN DR, EPSOM, VIC 3551	\$392,000	29/11/2017
26 STRICKLAND ST, ASCOT, VIC 3551	*\$390,000	08/05/2017