

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

Price Range: \$398,000 to \$410,000

Provided by: Kylee McCalman, Professionals Bendigo

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$346,500

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.



15 GARDEN DR, EPSOM, VIC 3551

 4  2  2

Sale Price

***\$392,000**

Sale Date: 25/11/2017

Distance from Property: 585m



75 GREENFIELD DR, EPSOM, VIC 3551

 4  2  2

Sale Price

\$405,000

Sale Date: 01/07/2017

Distance from Property: 106m



15 MCMEEKEN WAY, EPSOM, VIC 3551

 3  2  2

Sale Price

\$394,000

Sale Date: 26/09/2017

Distance from Property: 434m



This report has been compiled on 14/02/2018 by Professionals Bendigo. 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

266 STATION STREET, EPSOM, VIC 3551

Indicative selling price

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Price Range: \$398,000 to \$410,000

Median sale price

Median price

\$346,500

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
15 GARDEN DR, EPSOM, VIC 3551	*\$392,000	25/11/2017
75 GREENFIELD DR, EPSOM, VIC 3551	\$405,000	01/07/2017
15 MCMEEKEN WAY, EPSOM, VIC 3551	\$394,000	26/09/2017