

STATEMENT OF INFORMATION

2/350 MIDLAND HIGHWAY, EPSOM, VIC 3551

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/350 MIDLAND HIGHWAY, EPSOM, VIC



Indicative Selling Price

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

Price Range: **\$90,000 to \$95,000**

Provided by: Jenny Donaldson , Professionals Bendigo

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (Vacant Land)

\$115,500

01 January 2017 to 31 December 2017

Provided by:  pricfinder

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.



1 GOYNES RD, EPSOM, VIC 3551



Sale Price

\$102,000

Sale Date: 25/01/2017

Distance from Property: 3.3km



26 FITZGERALD RD, HUNTLY, VIC 3551



Sale Price

\$95,000

Sale Date: 18/04/2017

Distance from Property: 4km



24 FITZGERALD RD, HUNTLY, VIC 3551



Sale Price

\$95,000

Sale Date: 18/04/2017

Distance from Property: 4km



This report has been compiled on 02/02/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricfinder.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 2/350 MIDLAND HIGHWAY, EPSOM, VIC 3551


Indicative selling price

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

Price Range: \$90,000 to \$95,000

Median sale price

Median price \$115,500 House Unit Suburb EPSOM

Period 01 January 2017 to 31 December 2017 Source 

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
1 GOYNES RD, EPSOM, VIC 3551	\$102,000	25/01/2017
26 FITZGERALD RD, HUNTLY, VIC 3551	\$95,000	18/04/2017
24 FITZGERALD RD, HUNTLY, VIC 3551	\$95,000	18/04/2017