

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

135 GOYNES ROAD EPSOM VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price  or range between  &

### Median sale price

(\*Delete house or unit as applicable)

Median Price  Property type  Suburb   
Period-from  to  Source

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
19 CASSANDRA CRESCENT EPSOM VIC 3551	\$600,000	05-Jun-22
38 WESTWOOD DRIVE CALIFORNIA GULLY VIC 3556	\$595,000	28-Jan-23
79 STRICKLAND ROAD EAST BENDIGO VIC 3550	\$610,000	24-May-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 August 2023

**19 CASSANDRA CRESCENT EPSOM  
VIC 3551**

3 2 3

Sold Price

**\$600,000**

Sold Date

**05-Jun-22**

Distance

**1.02km****38 WESTWOOD DRIVE  
CALIFORNIA GULLY VIC 3556**

3 2 2

Sold Price

**\$595,000**

Sold Date

**28-Jan-23**

Distance

**3.74km****79 STRICKLAND ROAD EAST  
BENDIGO VIC 3550**

3 2 4

Sold Price

**\$610,000**

Sold Date

**24-May-22**

Distance

**4.67km**

RS = Recent sale

UN = Undisclosed Sale

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