

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 PARKVIEW COURT, EPSOM, VIC 3551







Indicative Selling Price

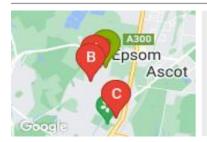
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$450,000 to \$490,000

Provided by: Sacha Dale, PRD Nationwide Bendigo

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$602,500

01 April 2023 to 31 March 2024

Provided by: pricefinder

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.



57 BOTANICAL DR, EPSOM, VIC 3551







Sale Price

***\$590,000**

Sale Date: 05/01/2024

Distance from Property: 305m





2 JENNIFER CL, EPSOM, VIC 3551







Sale Price

\$515,000

Sale Date: 05/10/2023

Distance from Property: 560m





16 PRIEST ST, WHITE HILLS, VIC 3550







Sale Price

*\$546,000

Sale Date: 18/03/2024

Distance from Property: 1.5km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Pro	perty	offere	d for
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Address Including suburb and

9 PARKVIEW COURT, EPSOM, VIC 3551

Indicative selling price

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

Price Range: \$450,000 to \$490,000

Median sale price

Median price	\$602,500	Property type	House	Suburb	EPSOM
Period	01 April 2023 to 31 March 2024		Source	pricefinder	

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	Price	Date of sale
57 BOTANICAL DR, EPSOM, VIC 3551	*\$590,000	05/01/2024
2 JENNIFER CL, EPSOM, VIC 3551	\$515,000	05/10/2023
16 PRIEST ST, WHITE HILLS, VIC 3550	*\$546,000	18/03/2024

This Statement of Information was prepared

04/04/2024

