

STATEMENT OF INFORMATION

11 ROBBINS COURT, EPSOM, VIC 3551
PREPARED BY MAHER REAL ESTATE, 8 KING STREET BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 ROBBINS COURT, EPSOM, VIC 3551





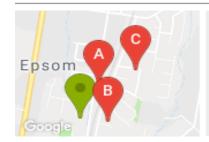


Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$355,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



148 STATION ST, EPSOM, VIC 3551







Sale Price

\$350,000

Sale Date: 05/03/2018

Distance from Property: 272m













\$465,000

Sale Date: 01/02/2018

Distance from Property: 184m





31 ELANDRA DR, ASCOT, VIC 3551









Sale Price

\$338,000

Sale Date: 12/12/2017

Distance from Property: 505m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale						
Address Including suburb and postcode	11 ROBBINS COURT, EPSOM, VIC 3551					
Indicative selling	price					
For the meaning of this	price see consumer.vic.gov.au/underqu	oting				
Price Range:						
Median sale price						
Median price	\$355,000 House X	Unit	Suburb	EPSOM		
Period	01 April 2017 to 31 March 2018	Source	p	oricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
148 STATION ST, EPSOM, VIC 3551	\$350,000	05/03/2018
2 OMBANA CRT, ASCOT, VIC 3551	\$465,000	01/02/2018
31 ELANDRA DR, ASCOT, VIC 3551	\$338,000	12/12/2017