

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

 3  2  2

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

 3  2  2

Sale Price

\$350,000

Sale Date: 05/03/2018

Distance from Property: 272m



2 OMBANA CRT, ASCOT, VIC 3551

 3  2  4

Sale Price

\$465,000

Sale Date: 01/02/2018

Distance from Property: 184m



31 ELANDRA DR, ASCOT, VIC 3551

 3  2  2

Sale Price

\$338,000

Sale Date: 12/12/2017

Distance from Property: 505m



This report has been compiled on 28/06/2018 by Maher Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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/underquoting

Price Range:

Median sale price

Median price

\$355,000

House

Unit

Suburb

EPSOM

Period

01 April 2017 to 31 March 2018

Source

 pricfinder

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