

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 95 Buckland Street, Epsom Vic 3551
Including suburb or locality and postcode

Indicative selling price

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

Range between \$425,000 & \$450,000

Median sale price

Median price \$360,000 Property Type House Suburb Epsom

Period - From 01/10/2018 to 30/09/2019 Source REIV

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 |
|---|--------------------------------------|-----------|--------------|
| 1 | 80 Ironstone Rd EPSOM 3551 | \$450,000 | 24/04/2019 |
| 2 | 178 Myrtle Rd ASCOT 3551 | \$425,350 | 20/09/2019 |
| 3 | 91b Holdsworth Rd NORTH BENDIGO 3550 | \$420,000 | 13/09/2018 |

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: 12/11/2019 09:58

95 Buckland Street, Epsom Vic 3551



Property Type: Land
Land Size: 2502 sqm approx
Agent Comments

Indicative Selling Price
\$425,000 - \$450,000
Median House Price
Year ending September 2019: \$360,000

Comparable Properties

80 Ironstone Rd EPSOM 3551 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 24/04/2019
Property Type: House (Res)
Land Size: 2000 sqm approx



178 Myrtle Rd ASCOT 3551 (REI/VG)

Agent Comments



Price: \$425,350
Method: Private Sale
Date: 20/09/2019
Rooms: 5
Property Type: House
Land Size: 1280 sqm approx



91b Holdsworth Rd NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 13/09/2018
Rooms: 5
Property Type: House
Land Size: 1500 sqm approx

Account - Mawby Property | P: 03 54449888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.