LUKE GOGGIN REAL ESTATE

STATEMENT OF INFORMATION

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HOUSE Offered for Sale

101 Goynes Road Epsom VIC 3551

3 2 2

Indicative Selling Price

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

Range between $355,000 & $375,000

Median Sale Price

$340,000 Houses in Epsom between Sep 2016 - Aug 2017
Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



17 Black Wattle Avenue Epsom VIC 3551
4 2 2

Sold Price **$330,000** Sold Date **31-Aug-17**
Distance **0.13km**



4 Acacia Park Drive Epsom VIC 3551
4 2 2

Sold Price **$385,000** Sold Date **13-Jun-16**
Distance **0.14km**



44 Cooba Drive Epsom VIC 3551
4 2 2

Sold Price **$350,000** Sold Date **29-Aug-16**
Distance **0.17km**

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