LUKE GOGGIN REAL ESTATE

STATEMENT OF INFORMATION

Prepared on 20 Mar 2019

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Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

16 Botheras Court Epsom VIC 3551

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Indicative Selling Price

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

Range between $500,000 & $525,000

Median Sale Price

$133,000 Lands in Epsom between 01 Mar 2018 - 28 Feb 2019

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.



108 Goynes Road Epsom VIC 3551 Sold Price **$500,000** Sold Date **07-Nov-18**

4 2 2 Distance **0.11km**



25 Londonderry Way Epsom VIC 3551 Sold Price **$505,000** Sold Date **01-Dec-17**

4 2 2 Distance **0.81km**



10 Julian Court Epsom VIC 3551 Sold Price **$535,000** Sold Date **01-Feb-19**

4 2 2 Distance **0.9km**

RS = Recent sale UN = Undisclosed Sale

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