

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/6 Monica Court, Epping Vic 3076

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$387,000 Property Type Unit Suburb Epping

Period - From 01/07/2018 to 30/06/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	4/2 Hamilton Ct LALOR 3075	\$400,000	06/07/2019
2	8/32 Rufus St EPPING 3076	\$395,000	09/07/2019
3	2/62 Memorial Av EPPING 3076	\$371,500	04/05/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/09/2019 14:22

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Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

Year ending June 2019: \$387,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



4/2 Hamilton Ct LALOR 3075 (REI/VG)

Agent Comments

2 1 1

Price: \$400,000

Method: Private Sale

Date: 06/07/2019

Property Type: Unit

Land Size: 145 sqm approx

8/32 Rufus St EPPING 3076 (VG)

Agent Comments

2 - -

Price: \$395,000

Method: Sale

Date: 09/07/2019

Property Type: Flat/Unit/Apartment (Res)

2/62 Memorial Av EPPING 3076 (REI/VG)

Agent Comments

2 1 1

Price: \$371,500

Method: Auction Sale

Date: 04/05/2019

Property Type: Unit