

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

10 Euroa Street, Epping Vic 3076

Indicative selling price

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

Range between \$440,000 & \$484,000

Median sale price

Median price \$458,500 Property Type Unit Suburb Epping

Period - From 01/07/2019 to 30/06/2020 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	17 Mareborne St EPPING 3076	\$490,000	05/05/2020
2	22a Redding Rise EPPING 3076	\$460,000	14/05/2020
3	14 Daydream PI WOLLERT 3750	\$420,000	25/05/2020

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:

01/09/2020 10:48



Rooms: 1

Property Type: House (Res)

Agent Comments

Comparable Properties



17 Mareborne St EPPING 3076 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 05/05/2020

Property Type: Townhouse (Res)

Land Size: 278 sqm approx



22a Redding Rise EPPING 3076 (REI/VG)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 14/05/2020

Property Type: House



14 Daydream PI WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 25/05/2020

Property Type: Townhouse (Res)