

# 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

4/45 Rufus Street, Epping Vic 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000

&

\$440,000

### Median sale price

Median price \$422,500

Property Type Unit

Suburb Epping

Period - From 01/04/2019

to

31/03/2020

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	2/29 Newton Cr LALOR 3075	\$445,000	11/04/2020
2	6/49-51 Park St EPPING 3076	\$440,000	31/03/2020
3	5/83 Rufus St EPPING 3076	\$395,000	22/02/2020

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:

11/06/2020 16:24



2  
 1  
 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

Year ending March 2020: \$422,500

## Comparable Properties

**2/29 Newton Cr LALOR 3075 (REI)**

Agent Comments

2  
 1  
 1

**Price:** \$445,000

**Method:** Private Sale

**Date:** 11/04/2020

**Property Type:** Unit

**6/49-51 Park St EPPING 3076 (VG)**

Agent Comments

2  
 -  
 -

**Price:** \$440,000

**Method:** Sale

**Date:** 31/03/2020

**Property Type:** Unit



**5/83 Rufus St EPPING 3076 (VG)**

Agent Comments

2  
 -  
 -

**Price:** \$395,000

**Method:** Sale

**Date:** 22/02/2020

**Property Type:** Unit