

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

2/309 Findon Road Epping VIC 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Epping

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

7 Gerry Anna Court Epping VIC 3076	\$554,000	18-Nov-19
1/80 Romano Avenue Mill Park VIC 3082	\$532,000	17-Aug-19
58 Border Drive Mill Park VIC 3082	\$562,500	02-Mar-19

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 6 months.~~

This Statement of Information was prepared on: 23 November 2019

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7 Gerry Anna Court Epping VIC 3076

3 2 2

Sold Price

^{RS}

\$554,000

Sold Date

18-Nov-19

Distance

1.02km



1/80 Romano Avenue Mill Park VIC 3082

3 1 1

Sold Price

\$532,000

Sold Date

17-Aug-19

Distance

1.5km



58 Border Drive Mill Park VIC 3082

3 2 2

Sold Price

\$562,500

Sold Date

02-Mar-19

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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