

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

811 Edgars Road, Epping Vic 3076

Indicative selling price

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

Single price

\$459,950

Median sale price

Median price

\$560,000

Property Type

House

Suburb

Epping

Period - From

01/10/2018

to

30/09/2019

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	93 Redding Rise EPPING 3076	\$502,000	06/08/2019
2	12 Prism Wlk EPPING 3076	\$459,950	04/07/2019
3	8 Prism Wlk EPPING 3076	\$442,000	15/04/2019

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:

28/10/2019 14:09



 3  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$459,950

Median House Price

Year ending September 2019: \$560,000

Comparable Properties



93 Redding Rise EPPING 3076 (REI/VG)

Agent Comments

 3  2  2

Price: \$502,000

Method: Private Sale

Date: 06/08/2019

Property Type: House

Land Size: 356 sqm approx



12 Prism Wik EPPING 3076 (REI/VG)

Agent Comments

 3  2  2

Price: \$459,950

Method: Private Sale

Date: 04/07/2019

Property Type: House (Res)

Land Size: 240 sqm approx

8 Prism Wik EPPING 3076 (VG)

Agent Comments

 3  -  -

Price: \$442,000

Method: Sale

Date: 15/04/2019

Property Type: House (Res)

Land Size: 240 sqm approx