

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

12 Gottloh Street, Epping Vic 3076

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$565,300

Property Type

House

Suburb

Epping

Period - From

01/01/2019

to

31/12/2019

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	6 Palmero St EPPING 3076	\$395,000	09/11/2019
2	206/82 Epping Rd EPPING 3076	\$348,000	29/10/2019
3	207/88 Epping Rd EPPING 3076	\$345,000	27/09/2019

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:

21/02/2020 15:08


Property Type: House (Res)

Land Size: 179 sqm approx

Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

Median House Price

Year ending December 2019: \$565,300

Comparable Properties

6 Palmero St EPPING 3076 (VG)

Agent Comments


Price: \$395,000

Method: Sale

Date: 09/11/2019

Property Type: House (Res)

Land Size: 121 sqm approx

206/82 Epping Rd EPPING 3076 (VG)

Agent Comments


Price: \$348,000

Method: Sale

Date: 29/10/2019

Property Type: Strata Unit/Flat

207/88 Epping Rd EPPING 3076 (VG)

Agent Comments


Price: \$345,000

Method: Sale

Date: 27/09/2019

Property Type: Strata Unit/Flat