

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

113 Gammage Boulevard, Epping Vic 3076

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$617,500 Property Type House Suburb Epping

Period - From 01/01/2020 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	28 Stoke Cirt WOLLERT 3750	\$520,000	08/01/2020
2	6 Urban Dr EPPING 3076	\$501,000	02/01/2020
3	64 Contempo Blvd WOLLERT 3750	\$490,000	03/02/2020

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:

04/05/2020 08:45



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Property Type: House
Land Size: 314 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000
Median House Price
March quarter 2020: \$617,500

Comparable Properties

28 Stoke Cirt WOLLERT 3750 (VG)

Agent Comments

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Price: \$520,000
Method: Sale
Date: 08/01/2020
Property Type: House (Res)
Land Size: 312 sqm approx



6 Urban Dr EPPING 3076 (REI/VG)

Agent Comments

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Price: \$501,000
Method: Private Sale
Date: 02/01/2020
Rooms: 4
Property Type: House
Land Size: 300 sqm approx



64 Contempo Blvd WOLLERT 3750 (VG)

Agent Comments

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Price: \$490,000
Method: Sale
Date: 03/02/2020
Property Type: Land
Land Size: 299 sqm approx