

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

14 Loughton Avenue, Epping Vic 3076

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$673,500

Property Type House

Suburb Epping

Period - From 01/04/2021

to

30/06/2021

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	13 Abercrombie Gr EPPING 3076	\$925,000	19/06/2021
2	3 Formula Dr WOLLERT 3750	\$920,000	26/06/2021
3	24 Laino Blvd EPPING 3076	\$900,100	15/04/2021

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:

30/09/2021 13:17



4 2 2

Property Type: House
(Residential)

Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

June quarter 2021: \$673,500

Comparable Properties

13 Abercrombie Gr EPPING 3076 (REI/VG)

Agent Comments

4 2 4

Price: \$925,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 512 sqm approx

3 Formula Dr WOLLERT 3750 (REI/VG)

Agent Comments

4 2 2

Price: \$920,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 541 sqm approx

24 Laino Blvd EPPING 3076 (VG)

Agent Comments

4 - -

Price: \$900,100

Method: Sale

Date: 15/04/2021

Property Type: House (Res)

Land Size: 527 sqm approx