## Harcourts Rata & Co

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## **202/88 EPPING ROAD, EPPING, VIC 3076** — 2







**Indicative Selling Price** 

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

Single Price:

\$312,999

Provided by: Justin Sciola, Harcourts Rata & Co

#### **MEDIAN SALE PRICE**



## EPPING, VIC, 3076

**Suburb Median Sale Price (Unit)** 

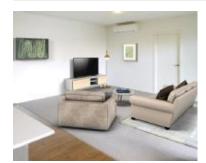
\$427,500

01 July 2020 to 31 December 2020

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



## 78 EPPING RD, EPPING, VIC 3076







Sale Price

\*\$327,500

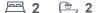
Sale Date: 20/10/2020

Distance from Property: 128m





#### 4/86 EPPING RD, EPPING, VIC 3076







Sale Price

\$362,000

Sale Date: 06/10/2020

Distance from Property: 63m





## 5 ZOE DR, WOLLERT, VIC 3750







Sale Price

\*\$290.000

Sale Date: 02/12/2020

Distance from Property: 1.5km



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Address Including suburb and postcode		
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#### Indicative selling price

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Single Price:	\$312,999
Single Price:	\$312,999

#### Median sale price

Median price	\$427,500	Property type	Unit	Suburb	EPPING
Period	01 July 2020 to 31 Dec	cember 2020	Source	pricefinder	

#### Comparable property sales

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
78 EPPING RD, EPPING, VIC 3076	*\$327,500	20/10/2020
4/86 EPPING RD, EPPING, VIC 3076	\$362,000	06/10/2020
5 ZOE DR, WOLLERT, VIC 3750	*\$290,000	02/12/2020

This Statement of Information was prepared on:	04/02/2021
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