



YPA - Gladstone Park
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Sold Properties



103/82 Epping Road Epping VIC 3076

Sale Price: \$255,000
Sale Date: 2 Dec 2016
Area: 1,246m2

Attributes: 1 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



102/88 Epping Road Epping VIC 3076

Sale Price: \$272,000
Sale Date: 18 Feb 2017
Area: -

Attributes: 1 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



33/12 Kirkland Court Epping VIC 3076

Sale Price: \$240,000
Sale Date: 21 Apr 2017
Area: 113m2 Approx

Attributes: 1 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages

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.

Property offered for sale

Address
Including suburb and
postcode 103/86 Epping Road Epping

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$249,000

Median sale price

Median price \$476,000

*Unit X

Suburb Epping

Period - From 1/5/2016 to 1/5/2017

Source Realestate.com.au

Comparable property sales

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. 103/82 Epping Road Epping	\$255,000	2/12/2016
2. 102/88 Epping Road Epping	\$272,000	18/02/2017
3. 33/12 Kirkland Court Epping	\$240,000	21/04/2017