

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

1/45 Rufus Street, Epping Vic 3076

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$532,000 Property Type Townhouse Suburb Epping

Period - From 07/03/2021 to 06/03/2022 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	4 Alhambra Dr EPPING 3076	\$640,000	23/10/2021
2	18 Manley St EPPING 3076	\$635,000	02/01/2022
3	9 Sirocco La EPPING 3076	\$600,000	21/02/2022

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:

07/03/2022 15:33



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$620,000 - \$670,000

Median Townhouse Price

07/03/2021 - 06/03/2022: \$532,000

Comparable Properties



4 Alhambra Dr EPPING 3076 (REI/VG)

Agent Comments

 3  2  1

Price: \$640,000

Method: Auction Sale

Date: 23/10/2021

Property Type: House (Res)

Land Size: 315 sqm approx



18 Manley St EPPING 3076 (REI)

Agent Comments

 3  2  2

Price: \$635,000

Method: Private Sale

Date: 02/01/2022

Property Type: House (Res)

Land Size: 425 sqm approx



9 Sirocco La EPPING 3076 (REI)

Agent Comments

 3  2  2

Price: \$600,000

Method: Sold Before Auction

Date: 21/02/2022

Property Type: Townhouse (Res)

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