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 betweer	n \$620,000		&		\$670,000					
Median sale p	rice									
Median price	\$532,000	Pro	operty Type	Том	nhouse		Suburb	Epping		
Period - From	07/03/2021	to	06/03/2022		So	urce	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.

Ado	dress 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









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)



Price: \$640,000 Method: Auction Sale Date: 23/10/2021 Property Type: House (Res) Land Size: 315 sqm approx Agent Comments



18 Manley St EPPING 3076 (REI)



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)

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Price: \$600,000 Method: Sold Before Auction Date: 21/02/2022 Property Type: Townhouse (Res) Agent Comments

Agent Comments

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088





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