

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and postcode Cnr Harvest Home Rd & Whitelight Ave, Epping VIC 3076

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 20 (3 Bed, 2 Bath 1 Garage) Townhome	\$465,000	Or range between	\$	&	\$
Lot 82, 82 & 84 (3 Bed, 3 Bath, 2 Garage) Townhome	\$489,900	Or range between	\$*	&	\$
Lot 19, 21, 23, 24, 81, 83 & 84 (3 Bed, 2 Bath, 2 Garage)	\$*	Or range between	\$544,900	&	\$564,900

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$480,000	Suburb	Epping
Period - From	December 2021	To	April 2022
Source	REIV Website		

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 19, 21, 23, 24, 81, 83 & 84 (3 Bed, 2 Bath, 2 Garage) \$544,900 – \$564,900	1 Lot 70 3 Bed, 2 Bath, 2 Garage. (Habitats)	\$519,000	28/10/21
	2 Lot 68 3 Bed, 2 Bath, 2 Garage. (Habitats)	\$526,000	7/10/21
	3 Lot 8 3 Bed, 3 Garage, 2 Garage. (Habitats)	\$503,000	28/10/21

This Statement of Information was prepared on: 12/04/2022