

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

7/40 Cottage Boulevard 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)

Single Price

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$441,500

Property type

Unit

Suburb

Epping

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

3 Aura Place Epping VIC 3076	\$430,000	12-Dec-20
7 McCarty Avenue Epping VIC 3076	\$455,000	07-Aug-20
5/33 Rufus Street Epping VIC 3076	\$445,000	13-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 20 November 2021



3 Aura Place Epping VIC 3076

Sold Price **\$430,000** Sold Date **12-Dec-20**

 2  1  1

Distance **0.84km**



7 McCarty Avenue Epping VIC 3076

Sold Price **\$455,000** Sold Date **07-Aug-20**

 2  1  1

Distance **1.72km**



5/33 Rufus Street Epping VIC 3076

Sold Price **\$445,000** Sold Date **13-Jul-21**

 2  1  1

Distance **2.12km**

RS = Recent sale

UN = Undisclosed Sale

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