

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

205/82 Epping Road, Epping Vic 3076

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$458,500

Property Type

Unit

Suburb

Epping

Period - From

01/07/2019

to

30/06/2020

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	101/86 Epping Rd EPPING 3076	\$327,500	11/04/2020
2	107/88 Epping Rd EPPING 3076	\$320,000	21/05/2020
3	102/88 Epping Rd EPPING 3076	\$305,000	17/07/2020

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:

29/07/2020 16:55



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$299,000

Median Unit Price

Year ending June 2020: \$458,500

Comparable Properties

101/86 Epping Rd EPPING 3076 (REI/VG)

Agent Comments

2 2 -

Price: \$327,500

Method: Private Sale

Date: 11/04/2020

Property Type: Apartment



107/88 Epping Rd EPPING 3076 (REI/VG)

Agent Comments

2 2 1

Price: \$320,000

Method: Private Sale

Date: 21/05/2020

Rooms: 3

Property Type: Apartment



102/88 Epping Rd EPPING 3076 (REI)

Agent Comments

2 1 1

Price: \$305,000

Method: Private Sale

Date: 17/07/2020

Rooms: 3

Property Type: Apartment