

# 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

3/23-25 Rufus Street, Epping Vic 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$340,000

&

\$370,000

### Median sale price

Median price

\$413,000

Property Type

Unit

Suburb

Epping

Period - From

19/06/2019

to

18/06/2020

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	5/83 Rufus St EPPING 3076	\$395,000	22/02/2020
2	2/2 Lloyd Av EPPING 3076	\$330,000	04/03/2020
3	3/2-4 Hall St EPPING 3076	\$305,000	05/03/2020

**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:

19/06/2020 15:47



**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$340,000 - \$370,000  
**Median Unit Price**  
19/06/2019 - 18/06/2020: \$413,000

## Comparable Properties



**5/83 Rufus St EPPING 3076 (VG)**

**Agent Comments**



**Price:** \$395,000  
**Method:** Sale  
**Date:** 22/02/2020  
**Property Type:** Unit



**2/2 Lloyd Av EPPING 3076 (VG)**

**Agent Comments**



**Price:** \$330,000  
**Method:** Sale  
**Date:** 04/03/2020  
**Property Type:** Unit



**3/2-4 Hall St EPPING 3076 (VG)**

**Agent Comments**



**Price:** \$305,000  
**Method:** Sale  
**Date:** 05/03/2020  
**Property Type:** Unit