

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

16 Garth Place, Epping Vic 3076

Indicative selling price

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

Range between \$380,000

&

\$410,000

Median sale price

Median price \$426,500

Property Type Unit

Suburb Epping

Period - From 12/03/2020

to

11/03/2021

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	13 Gottloh St EPPING 3076	\$426,000	12/12/2020
2	12 Jarama Blvd EPPING 3076	\$420,000	11/12/2020
3	5/14-16 Kinlora Av EPPING 3076	\$412,000	05/02/2021

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:

12/03/2021 15:06



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



13 Gottloh St EPPING 3076 (REI/VG)

Agent Comments



Price: \$426,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 197 sqm approx



12 Jarama Blvd EPPING 3076 (VG)

Agent Comments



Price: \$420,000

Method: Sale

Date: 11/12/2020

Property Type: House (Res)

Land Size: 190 sqm approx



5/14-16 Kinlora Av EPPING 3076 (REI)

Agent Comments



Price: \$412,000

Method: Private Sale

Date: 05/02/2021

Rooms: 4

Property Type: Unit

Land Size: 200 sqm approx