

# 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

23 Frewin 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 \$500,000 & \$550,000

### Median sale price

Median price \$575,000 Property Type House Suburb Epping

Period - From 01/04/2019 to 31/03/2020 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	20 Bail St EPPING 3076	\$579,500	25/03/2020
2	24 Zinnober Gdns EPPING 3076	\$500,000	04/05/2020
3	11 Mckillop Av EPPING 3076	\$470,000	26/02/2020

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:

09/07/2020 09:52



3 2 1

**Property Type:** House (Res)

**Land Size:** 317 sqm approx

Agent Comments

**Indicative Selling Price**

\$500,000 - \$550,000

**Median House Price**

Year ending March 2020: \$575,000

## Comparable Properties



**20 Bail St EPPING 3076 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$579,500

**Method:** Sold Before Auction

**Date:** 25/03/2020

**Property Type:** House

**Land Size:** 369 sqm approx



**24 Zinnober Gdns EPPING 3076 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$500,000

**Method:** Private Sale

**Date:** 04/05/2020

**Property Type:** House

**Land Size:** 339 sqm approx

This property has just  
been uploaded



An image will be added  
shortly

**11 Mckillop Av EPPING 3076 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$470,000

**Method:** Private Sale

**Date:** 26/02/2020

**Property Type:** House

**Land Size:** 255 sqm approx