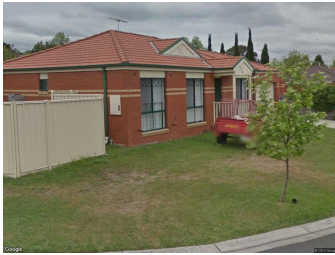


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27A OLDFIELD PLACE, EPPING, VIC 3076

3

1

2

Indicative Selling Price

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

Price Range:

\$545,000 to \$585,000

Provided by: Mary Argiris, Stockdale & Leggo Epping

MEDIAN SALE PRICE



EPPING, VIC, 3076

Suburb Median Sale Price (House)

01 October 2022 to 31 March 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



1 HARVEY CL, EPPING, VIC 3076

3

2

2

Sale Price

\$606,000

Sale Date: 05/11/2022

Distance from Property: 101m



2 WHITNEY WAY, EPPING, VIC 3076

3

1

2

Sale Price

\$601,000

Sale Date: 18/02/2023

Distance from Property: 238m



22 KALMAN RD, EPPING, VIC 3076

3

2

2

Sale Price

\$628,000

Sale Date: 27/12/2022

Distance from Property: 1.1km



This report has been compiled on 17/04/2023 by Stockdale & Leggo Epping. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

27A OLDFIELD PLACE, EPPING, VIC 3076

Indicative selling price

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

Price Range:

\$545,000 to \$585,000

Median sale price

Median price

Property type

House

Suburb

EPPING

Period

01 October 2022 to 31 March 2023

Source

pricfinder

Comparable property sales

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 HARVEY CL, EPPING, VIC 3076	\$606,000	05/11/2022
2 WHITNEY WAY, EPPING, VIC 3076	\$601,000	18/02/2023
22 KALMAN RD, EPPING, VIC 3076	\$628,000	27/12/2022

This Statement of Information was prepared

17/04/2023