Harcourts Rata & Co

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/40 COTTAGE BOULEVARD, EPPING, VIC 2 1 1

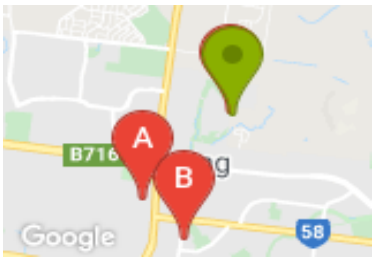
Indicative Selling Price

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

Price Range: **$440,000 to $484,000**

Provided by: Rose Mickoska, Harcourts Rata & Co

MEDIAN SALE PRICE



EPPING, VIC, 3076

Suburb Median Sale Price (Unit)

$462,000

01 April 2021 to 30 September 2021

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.



3/18 HALL ST, EPPING, VIC 3076 2 1 1

Sale Price

***$458,500**

Sale Date: 27/10/2021

Distance from Property: 1.7km A



18 HOUSTON ST, EPPING, VIC 3076 2 2 1

Sale Price

***$463,000**

Sale Date: 14/10/2021

Distance from Property: 1.9km B



46 COTTAGE BVD, EPPING, VIC 3076 2 1 1

Sale Price

$487,000

Sale Date: 22/09/2021

Distance from Property: 30m C

This report has been compiled on 04/11/2021 by Harcourts Rata & Co. Property Data Solutions Pty Ltd 2021 - 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*

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.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	5/40 COTTAGE BOULEVARD, EPPING, VIC 3076

Indicative selling price

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

Price Range:	$440,000 to $484,000

Median sale price

Median price	$462,000	Property type	Unit	Suburb	EPPING
Period	01 April 2021 to 30 September 2021	Source	pricefinder		

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
3/18 HALL ST, EPPING, VIC 3076	*$458,500	27/10/2021
18 HOUSTON ST, EPPING, VIC 3076	*$463,000	14/10/2021
46 COTTAGE BVD, EPPING, VIC 3076	$487,000	22/09/2021

This Statement of Information was prepared on: 04/11/2021