

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

1a Pelham Court, Epping Vic 3076

Indicative selling price

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

Range between \$420,000

&

\$456,500

Median sale price

Median price \$417,500

Property Type Unit

Suburb Epping

Period - From 29/07/2019

to

28/07/2020

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	2/2 Pearl Ct MILL PARK 3082	\$490,000	04/07/2020
2	7/31 Loxton Tce EPPING 3076	\$430,000	16/07/2020
3	6/65 Pommel Cr EPPING 3076	\$410,000	02/05/2020

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:

29/07/2020 10:00



3 1 2

Property Type: Unit

Land Size: 254 sqm approx

Agent Comments

Indicative Selling Price

\$420,000 - \$456,500

Median Unit Price

29/07/2019 - 28/07/2020: \$417,500

Comparable Properties



2/2 Pearl Ct MILL PARK 3082 (REI)

Agent Comments

3 1 1

Price: \$490,000

Method: Auction Sale

Date: 04/07/2020

Rooms: 4

Property Type: Unit

Land Size: 248 sqm approx



7/31 Loxton Tce EPPING 3076 (REI)

Agent Comments

3 1 2

Price: \$430,000

Method: Private Sale

Date: 16/07/2020

Rooms: 4

Property Type: Townhouse (Single)



6/65 Pommel Cr EPPING 3076 (VG)

Agent Comments

2 - -

Price: \$410,000

Method: Sale

Date: 02/05/2020

Property Type: Unit