

# 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

8/7 Kalman Road, 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

\$470,000

&

\$510,000

### Median sale price

Median price

\$535,500

Property Type

Townhouse

Suburb

Epping

Period - From

08/02/2022

to

07/02/2023

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		
3		

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:

08/02/2023 15:12



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**Property Type:** Townhouse

**Land Size:** 210 sqm approx

Agent Comments

**Indicative Selling Price**

\$470,000 - \$510,000

**Median Townhouse Price**

08/02/2022 - 07/02/2023: \$535,500

## Comparable Properties

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.

**Account - Ristic RE** | P: 03 9436 0888 | F: 03 9436 0088