

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

4/12 Young Street, Epping Vic 3076

Indicative selling price

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

Range between \$299,000

&

\$328,900

Median sale price

Median price \$398,000

Property Type Unit

Suburb Epping

Period - From 01/10/2018

to 30/09/2019

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	11/47 Park St EPPING 3076	\$395,000	04/09/2019
2	3/55 Davisson St EPPING 3076	\$312,500	23/07/2019
3	2/55 Davisson St EPPING 3076	\$305,000	09/07/2019

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:

14/11/2019 22:31



2 1 1

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 89 sqm approx
Agent Comments

Indicative Selling Price
\$299,000 - \$328,900
Median Unit Price
Year ending September 2019: \$398,000

Comparable Properties

11/47 Park St EPPING 3076 (VG)

Agent Comments

2 - -

Price: \$395,000
Method: Sale
Date: 04/09/2019
Property Type: Unit

3/55 Davisson St EPPING 3076 (VG)

Agent Comments

3 - -

Price: \$312,500
Method: Sale
Date: 23/07/2019
Property Type: Flat/Unit/Apartment (Res)

2/55 Davisson St EPPING 3076 (VG)

Agent Comments

2 - -

Price: \$305,000
Method: Sale
Date: 09/07/2019
Property Type: Flat/Unit/Apartment (Res)