

STATEMENT OF INFORMATION

54 FARMHOUSE BOULEVARD, EPPING, VIC 3076

PREPARED BY LOVE & CO, 38 BUSH BOULEVARD MILL PARK



STATEMENT OF INFORMATION

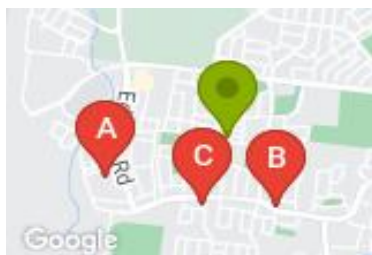
Section 47AF of the Estate Agents Act 1980

**54 FARMHOUSE BOULEVARD, EPPING,**

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$680,000 to \$735,000**

MEDIAN SALE PRICE

**EPPING, VIC, 3076****Suburb Median Sale Price (House)****\$656,250**

01 July 2022 to 30 June 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.

**21 CELADON ST, EPPING, VIC 3076**

2
 2
 2

Sale Price**\$720,000**

Sale Date: 22/04/2023

Distance from Property: 844m

**114 LYNDARUM DR, EPPING, VIC 3076**

3
 2
 2

Sale Price**\$750,000**

Sale Date: 24/03/2023

Distance from Property: 586m

**49 REDDING RISE, EPPING, VIC 3076**

3
 2
 2

Sale Price**\$695,000**

Sale Date: 29/05/2023

Distance from Property: 504m



This report has been compiled on 07/08/2023 by Love & Co. 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

54 FARMHOUSE BOULEVARD, EPPING, VIC 3076

Indicative selling price

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

Price Range:

\$680,000 to \$735,000

Median sale price

Median price

\$656,250

Property type

House

Suburb

EPPING

Period

01 July 2022 to 30 June 2023

Source



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

21 CELADON ST, EPPING, VIC 3076	\$720,000	22/04/2023
114 LYNDARUM DR, EPPING, VIC 3076	\$750,000	24/03/2023
49 REDDING RISE, EPPING, VIC 3076	\$695,000	29/05/2023

This Statement of Information was prepared

07/08/2023