

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode

Cnr Harvest Home Rd &  
Whitelight Ave, Epping VIC 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 32, 33, 34, 35, 36, (4 Bed, 2 Bath, 2 Car Townhomes)	\$*	Or range between	\$*480,000	&	\$520,000
Lot 65, 66, 67, (3 Bed, 2 Bath, 2 Car Townhomes)	\$*	Or range between	\$*539,000	&	\$546,000
Lot 73, 74, 75, 76 (4 Bed, 3 Bath, 2 Car Townhomes)	\$*	Or range between	\$*495,000	&	\$551,000
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$480,000 Suburb Epping

Period - From Dec 2021 To March 2022 Source REIV Website

### Comparable property sales (\*Delete A or B below as applicable)

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 11.03.22