

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

207/88 Epping Road Epping VIC 3076

Indicative selling price

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

Single Price

or range
between

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Unit

Suburb

Epping

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

8/32 Rufus Street Epping VIC 3076	\$395,000	09-Jul-19
4/32 Rufus Street Epping VIC 3076	\$395,000	04-Jul-19
63 Cotters Road Epping VIC 3076	\$368,000	09-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 19 September 2019

8/32 Rufus Street Epping VIC 3076 Sold Price **\$395,000** Sold Date **09-Jul-19**

 2  2  1

Distance **2.07km**



4/32 Rufus Street Epping VIC 3076 Sold Price

Sold Date **04-Jul-19**

 2  2  1

Distance **2.09km**



63 Cotters Road Epping VIC 3076 Sold Price

\$368,000 Sold Date **09-Jul-19**

 2  2  1

Distance **2.29km**

RS = Recent sale

UN = Undisclosed Sale

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