

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

26 Demeter Street, Epping Vic 3076

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$680,500 Property Type House Suburb Epping

Period - From 01/10/2023 to 31/12/2023 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	879 Edgars Rd EPPING 3076	\$550,000	13/11/2023
2	12 Revelation Rd EPPING 3076	\$539,000	18/12/2023
3	54 Tesselaar Rd WOLLERT 3750	\$535,000	01/02/2024

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:

14/02/2024 12:13

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Indicative Selling Price

\$500,000 - \$550,000

Median House Price

December quarter 2023: \$680,500



3 2 1

Property Type: House

Land Size: 249 sqm approx

Agent Comments

Comparable Properties

879 Edgars Rd EPPING 3076 (VG)

Agent Comments

3 - -

Price: \$550,000

Method: Sale

Date: 13/11/2023

Property Type: Unit



12 Revelation Rd EPPING 3076 (REI)

Agent Comments

3 2 1

Price: \$539,000

Method: Private Sale

Date: 18/12/2023

Property Type: House (Res)

Land Size: 235 sqm approx



54 Tesselaar Rd WOLLERT 3750 (REI)

Agent Comments

3 2 2

Price: \$535,000

Method: Sold Before Auction

Date: 01/02/2024

Property Type: House (Res)