

## 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

4/76 Epping Road Epping VIC 3076

### Indicative selling price

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

Single Price

or range  
between

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$384,000

Property type

Unit

Suburb

Epping

Period-from

01 Jan 2019

to

31 Dec 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

206/82 Epping Road Epping VIC 3076	\$348,000	29-Oct-19
18D Houston Street Epping VIC 3076	\$474,000	28-Aug-19
8/32 Rufus Street Epping VIC 3076	\$395,000	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: 06 January 2020



**206/82 Epping Road Epping VIC 3076**

Sold Price

**\$348,000**

Sold Date

**29-Oct-19**

2

2

1

Distance

**0.05km**



**18D Houston Street Epping VIC 3076**

Sold Price

**\$474,000**

Sold Date

**28-Aug-19**

2

2

1

Distance

**1.88km**



**8/32 Rufus Street Epping VIC 3076**

Sold Price

**\$395,000**

Sold Date

**09-Jul-19**

2

2

1

Distance

**1.95km**

RS = Recent sale

UN = Undisclosed Sale

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