

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

5 Boyne Close, Epping Vic 3076

Indicative selling price

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

Range between

\$560,000

&

\$610,000

Median sale price

Median price

\$617,500

Property Type

House

Suburb

Epping

Period - From

01/01/2020

to

31/03/2020

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	3 Young St EPPING 3076	\$625,000	02/07/2020
2	1 Banker Ct EPPING 3076	\$610,000	27/06/2020
3	24 Mcdonalds Rd EPPING 3076	\$567,500	03/07/2020

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:

13/07/2020 11:13



 3  1  2

Property Type: House (Res)
Land Size: 604.751 sqm approx
Agent Comments

Indicative Selling Price

\$560,000 - \$610,000

Median House Price

March quarter 2020: \$617,500

Comparable Properties

3 Young St EPPING 3076 (REI)

Agent Comments

 3  1  2

Price: \$625,000
Method: Private Sale
Date: 02/07/2020
Property Type: House (Res)



1 Banker Ct EPPING 3076 (REI)

Agent Comments

 3  2  2

Price: \$610,000
Method: Auction Sale
Date: 27/06/2020
Property Type: House (Res)



24 McDonalds Rd EPPING 3076 (REI)

Agent Comments

 3  1  1

Price: \$567,500
Method: Private Sale
Date: 03/07/2020
Rooms: 4
Property Type: House
Land Size: 581 sqm approx