

# 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

822 Edgars 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)

Single price

\$638,000

### Median sale price

Median price

\$591,000

Property Type

House

Suburb

Epping

Period - From

01/10/2019

to

31/12/2019

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	35 Abercrombie Gr EPPING 3076	\$640,000	27/02/2020
2	7 Herlitz Dr EPPING 3076	\$640,000	22/02/2020
3	8 Zinnober Gdns EPPING 3076	\$639,000	16/11/2019

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:

02/04/2020 09:33


**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$638,000

**Median House Price**

December quarter 2019: \$591,000

## Comparable Properties

**35 Abercrombie Gr EPPING 3076 (REI)**

Agent Comments


**Price:** \$640,000

**Method:** Sold Before Auction

**Date:** 27/02/2020

**Property Type:** House (Res)

**Land Size:** 353 sqm approx

**7 Herlitz Dr EPPING 3076 (REI)**

Agent Comments


**Price:** \$640,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** House

**8 Zinnober Gdns EPPING 3076 (REI/VG)**

Agent Comments


**Price:** \$639,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** House (Res)

**Land Size:** 479 sqm approx