Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	822 Edgars Road, Epping Vic 3076
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see 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	Sour	rce 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

Address of comparable property		1 1100	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

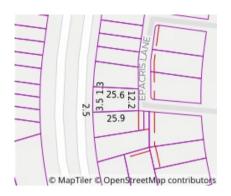
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/04/2020 09:33



Date of sale







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)

-3





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



8 Zinnober Gdns EPPING 3076 (REI/VG)





Price: \$639,000 Method: Auction Sale Date: 16/11/2019

Property Type: House (Res) Land Size: 479 sqm approx Agent Comments

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



