## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sale													
Includ	ding subur	dress 1. b and trode	8f Hou	ston	Street, Eppi	ng Vid	3076						
Indicat	Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$480,000					&		\$520,000						
Median sale price													
Medi	ian price	\$540,000		Pr	operty Type	Towr	house		Suburb	Epping			
Period	d - From	31/12/202	21	to	30/12/2022		S	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.													
Address of comparable property									Pi	rice	D	ate of sale	
1													
2													
3													
OR													
B*		•	_		epresentativ wo kilometre		•					•	
	This Statement of Information was prepared on:									21/12/2022 11:02			

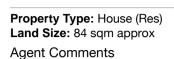




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Indicative Selling Price \$480,000 - \$520,000 Median Townhouse Price 31/12/2021 - 30/12/2022: \$540,000





## Comparable Properties

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.

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