

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



RENTAL ESTIMATE

A rental estimate has been compiled on this property with an estimated return of

\$330-\$360 PER WEEK

For expert advice regarding your investment property, please contact our Rental Department Manager, Bridie Jordan.

BRIDIE JORDAN
RENTAL DEPARTMENT MANAGER
0477 976 824
bridie.jordan@raywhite.com**3/2 LLOYD AVENUE, EPPING, VIC 3076**

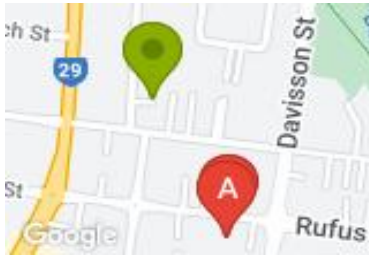
Indicative Selling Price

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

Price Range: **\$320,000 to \$350,000**

Provided by: Narelle King, Ray White Diamond Creek

MEDIAN SALE PRICE

**EPPING, VIC, 3076**

Suburb Median Sale Price (Unit)

\$487,500

01 May 2023 to 31 July 2023

Provided by: pricefinder

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.

**6/37 RUFUS ST, EPPING, VIC 3076**

Sale Price

\$340,000

Sale Date: 23/05/2023

Distance from Property: 278m

**7/37 RUFUS ST, EPPING, VIC 3076**

Sale Price

\$365,000

Sale Date: 20/06/2023

Distance from Property: 269m



This report has been compiled on 15/08/2023 by Ray White Diamond Creek. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3/2 LLOYD AVENUE, EPPING, VIC 3076

Indicative selling price

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

Price Range: \$320,000 to \$350,000


Median sale price

Median price: \$487,500

Property type: Unit

Suburb: EPPING

Period: 01 May 2023 to 31 July 2023

Source: 

Comparable property sales

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.

Address of comparable property	Price	Date of sale
6/37 RUFUS ST, EPPING, VIC 3076	\$340,000	23/05/2023
7/37 RUFUS ST, EPPING, VIC 3076	\$365,000	20/06/2023

This Statement of Information was prepared on: 15/08/2023