

# 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

2 Somerset Street, Epping Vic 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$510,000

&

\$560,000

### Median sale price

Median price \$575,000

Property Type House

Suburb Epping

Period - From 01/04/2019

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	7 Aldous Ct EPPING 3076	\$540,500	08/02/2020
2	12 McCabe Dr EPPING 3076	\$535,000	26/03/2020
3	17 Severn St EPPING 3076	\$525,000	24/03/2020

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:

29/06/2020 12:26



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**Property Type:** House (Res)

**Land Size:** 634 sqm approx

Agent Comments

**Indicative Selling Price**

\$510,000 - \$560,000

**Median House Price**

Year ending March 2020: \$575,000

## Comparable Properties

**7 Aldous Ct EPPING 3076 (REI/VG)**

Agent Comments

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**Price:** \$540,500

**Method:** Auction Sale

**Date:** 08/02/2020

**Property Type:** House (Res)

**Land Size:** 653 sqm approx

**12 McCabe Dr EPPING 3076 (VG)**

Agent Comments

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**Price:** \$535,000

**Method:** Sale

**Date:** 26/03/2020

**Property Type:** House (Res)

**Land Size:** 576 sqm approx

**17 Severn St EPPING 3076 (VG)**

Agent Comments

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**Price:** \$525,000

**Method:** Sale

**Date:** 24/03/2020

**Property Type:** House (Res)

**Land Size:** 531 sqm approx