

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

3 Young Street, Epping Vic 3076

Indicative selling price

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

Range between \$610,000 & \$670,000

Median sale price

Median price \$617,500 Property Type House Suburb Epping

Period - From 01/01/2020 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	110 Northumberland Dr EPPING 3076	\$642,000	15/02/2020
2	5 Lantern Ct EPPING 3076	\$634,500	08/02/2020
3	5 Edgware Ct EPPING 3076	\$610,000	25/03/2020

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:

05/06/2020 16:05



Property Type: House (Previously Occupied - Detached)
Land Size: 757 sqm approx
Agent Comments

Indicative Selling Price
\$610,000 - \$670,000
Median House Price
March quarter 2020: \$617,500

Comparable Properties



110 Northumberland Dr EPPING 3076 (REI/VG) Agent Comments



Price: \$642,000
Method: Auction Sale
Date: 15/02/2020
Property Type: House (Res)
Land Size: 544 sqm approx



5 Lantern Ct EPPING 3076 (REI/VG)

Agent Comments



Price: \$634,500
Method: Sold Before Auction
Date: 08/02/2020
Property Type: House
Land Size: 554 sqm approx

5 Edgware Ct EPPING 3076 (VG)

Agent Comments



Price: \$610,000
Method: Sale
Date: 25/03/2020
Property Type: House (Res)
Land Size: 714 sqm approx