

# 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

2/25 Edith 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)

Single price

\$380,000

### Median sale price

Median price

\$411,000

Property Type

Unit

Suburb

Epping

Period - From

23/09/2019

to

22/09/2020

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	2/17 Sorrento PI EPPING 3076	\$432,000	07/07/2020
2	11 Gottloh St EPPING 3076	\$400,000	06/08/2020
3	1 Chettam St EPPING 3076	\$370,000	24/06/2020

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:

23/09/2020 16:09



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 Property Type: Unit  
 Agent Comments

Indicative Selling Price

\$380,000

Median Unit Price

23/09/2019 - 22/09/2020: \$411,000

## Comparable Properties

2/17 Sorrento PI EPPING 3076 (VG)

Agent Comments

2 - -

Price: \$432,000

Method: Sale

Date: 07/07/2020

Property Type: House (Res)

Land Size: 300 sqm approx



11 Gottloh St EPPING 3076 (REI/VG)

Agent Comments

2 1 1

Price: \$400,000

Method: Private Sale

Date: 06/08/2020

Rooms: 3

Property Type: House

Land Size: 190 sqm approx



1 Chettam St EPPING 3076 (REI/VG)

Agent Comments

2 1 -

Price: \$370,000

Method: Private Sale

Date: 24/06/2020

Rooms: 3

Property Type: House

Land Size: 162 sqm approx