

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

1/8 Guila Court, Epping Vic 3076

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$480,000 Property Type Unit Suburb Epping

Period - From 01/01/2021 to 31/12/2021 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	1/4 Jacoby Ct MILL PARK 3082	\$525,000	23/10/2021
2	4/38 Coulstock St EPPING 3076	\$495,000	13/12/2021
3	3/16 Rufus St EPPING 3076	\$475,000	23/01/2022

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: 15/03/2022 09:38



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Property Type:

Agent Comments

Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

Year ending December 2021: \$480,000

Comparable Properties



1/4 Jacoby Ct MILL PARK 3082 (REI/VG)

Agent Comments

 2  1  2

Price: \$525,000

Method: Auction Sale

Date: 23/10/2021

Property Type: Unit



4/38 Coulstock St EPPING 3076 (REI/VG)

Agent Comments

 2  1  2

Price: \$495,000

Method: Private Sale

Date: 13/12/2021

Property Type: Unit

3/16 Rufus St EPPING 3076 (VG)

Agent Comments

 2  -  -

Price: \$475,000

Method: Sale

Date: 23/01/2022

Property Type: Unit

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088