## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

ale						
2 Balmoral Grove Epping VIC 3076						
	c.gov.aı	u/underquoting (	*Delete singl	e price	e or range a	s applicable)
		or range \$620		,000 &		\$680,000
pplicable)						
\$610,500	Property type Hou		House		Suburb	Epping
01 Sep 2020	to	to 31 Aug 2021 S			Corelogic	
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 6 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						
	pplicable) \$610,500  01 Sep 2020  sales (*Delete Arproperties sold with the properties with	2 Balmoral Grove Epoce see consumer.vic.gov.atc  pplicable)  \$610,500 Prop  01 Sep 2020 to  sales (*Delete A or B is properties sold within two- nt's representative consider	2 Balmoral Grove Epping VIC 3076  ce see consumer.vic.gov.au/underquoting (* or range between  pplicable)  \$610,500 Property type  01 Sep 2020 to 31 Aug 2021  sales (*Delete A or B below as apple) properties sold within two kilometres of the ont's representative considers to be most continuous and the properties and the ont's representative considers to be most continuous and the properties and the properties and the properties are the properties are the properties and the properties are the properties are the properties are the properties and the properties are the properties	2 Balmoral Grove Epping VIC 3076  ce see consumer.vic.gov.au/underquoting (*Delete single or range between \$620,00 pplicable)  Property type House  01 Sep 2020 to 31 Aug 2021 Some sales (*Delete A or B below as applicable)  Properties sold within two kilometres of the property for ont's representative considers to be most comparable to the property for the property for ont's representative considers to be most comparable to the property for the	2 Balmoral Grove Epping VIC 3076  December 2000 and Junderquoting (*Delete single price or range between \$620,000  Poplicable)  Property type House  O1 Sep 2020 to 31 Aug 2021 Source  Sales (*Delete A or B below as applicable)  Properties sold within two kilometres of the property for sale int's representative considers to be most comparable to the property for sale int's representative considers to be most comparable to the price of the property for sale in the prop	2 Balmoral Grove Epping VIC 3076  ce see consumer.vic.gov.au/underquoting (*Delete single price or range a or range setween \$620,000 &  pplicable)  \$610,500 Property type House Suburb  01 Sep 2020 to 31 Aug 2021 Source  sales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the last 6 or its representative considers to be most comparable to the property for sale

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 6 months.

This Statement of Information was prepared on: 23 September 2021



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