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	64A Longwood Drive, Epping Vic 3076
Including suburb and	
postcode	

Indicative selling price

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

Range between \$535,000 & \$575,000	Range between	\$535,000	&	\$575,000
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Median sale price

Median price	\$600,000	Pro	perty Type	House		Suburb	Epping
Period - From	01/01/2020	to	31/12/2020		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

Add	dress of comparable property	Price	Date of sale
1	12 Pretty Valley Gr SOUTH MORANG 3752	\$585,000	23/07/2020
2	87 Manning Clark Rd MILL PARK 3082	\$570,000	28/11/2020
3	4 Greenglade Ct EPPING 3076	\$558,500	28/11/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/01/2021 10:54





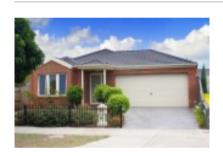




Property Type: Strata Unit/Flat Land Size: 352 sqm approx **Agent Comments**

Indicative Selling Price \$535,000 - \$575,000 **Median House Price** Year ending December 2020: \$600,000

Comparable Properties



12 Pretty Valley Gr SOUTH MORANG 3752

(VG)

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Price: \$585,000 Method: Sale Date: 23/07/2020

Property Type: House (Res) Land Size: 385 sqm approx

Agent Comments



87 Manning Clark Rd MILL PARK 3082 (REI)

Price: \$570,000 Method: Auction Sale Date: 28/11/2020

Property Type: House (Res) Land Size: 345 sqm approx

Agent Comments



4 Greenglade Ct EPPING 3076 (REI)

Price: \$558,500 Method: Auction Sale Date: 28/11/2020

Property Type: House (Res)

Agent Comments

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



