

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

64A Longwood Drive, Epping Vic 3076

Indicative selling price

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

Range between \$535,000 & \$575,000

Median sale price

Median price \$600,000 Property 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	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 comparable properties 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



 3  2  2

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)

Agent Comments

 3  -  -

Price: \$585,000

Method: Sale

Date: 23/07/2020

Property Type: House (Res)

Land Size: 385 sqm approx



87 Manning Clark Rd MILL PARK 3082 (REI)

Agent Comments

 3  2  1

Price: \$570,000

Method: Auction Sale

Date: 28/11/2020

Property Type: House (Res)

Land Size: 345 sqm approx



4 Greenglade Ct EPPING 3076 (REI)

Agent Comments

 3  1  2

Price: \$558,500

Method: Auction Sale

Date: 28/11/2020

Property Type: House (Res)