

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

12 Fetlock Place, Epping Vic 3076

Indicative selling price

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

Range between \$580,000

&

\$630,000

Median sale price

Median price \$591,000

Property Type House

Suburb Epping

Period - From 01/10/2019

to 31/12/2019

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 | 13 Kalman Rd EPPING 3076 | \$620,000 | 25/10/2019 |
| 2 | 4 Worsley Ct EPPING 3076 | \$603,000 | 23/08/2019 |
| 3 | 23 Horseshoe Cr EPPING 3076 | \$582,000 | 21/09/2019 |

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:

30/01/2020 16:48



Property Type: Land
Land Size: 541 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median House Price
December quarter 2019: \$591,000

Comparable Properties



13 Kalman Rd EPPING 3076 (REI/VG)

Agent Comments



Price: \$620,000
Method: Sold Before Auction
Date: 25/10/2019
Rooms: 6
Property Type: House (Res)
Land Size: 880 sqm approx

4 Worsley Ct EPPING 3076 (VG)

Agent Comments



Price: \$603,000
Method: Sale
Date: 23/08/2019
Property Type: House (Res)
Land Size: 619 sqm approx



23 Horseshoe Cr EPPING 3076 (REI/VG)

Agent Comments



Price: \$582,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House
Land Size: 599 sqm approx