

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 48 Farmhouse Boulevard, Epping Vic 3076

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$680,500 Property Type House Suburb Epping

Period - From 01/10/2023 to 31/12/2023 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	2 Taberer Ct EPPING 3076	\$640,000	21/03/2024
2	9 Northfields St EPPING 3076	\$625,000	01/03/2024
3	36 Genesis Dr EPPING 3076	\$597,000	16/03/2024

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: 25/03/2024 18:44



 3  2  2

Rooms: 4
Property Type: House (Res)
Land Size: 229 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median House Price
December quarter 2023: \$680,500

Comparable Properties



2 Taberer Ct EPPING 3076 (REI)

Agent Comments

 3  2  2

Price: \$640,000
Method: Private Sale
Date: 21/03/2024
Property Type: House
Land Size: 240 sqm approx



9 Northfields St EPPING 3076 (REI)

Agent Comments

 3  2  2

Price: \$625,000
Method: Private Sale
Date: 01/03/2024
Property Type: House



36 Genesis Dr EPPING 3076 (REI)

Agent Comments

 3  2  2

Price: \$597,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 295 sqm approx

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