

1/79 Rufus Street, Epping Vic 3076



🛏 3 🚗 1 🚗 1

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 231 sqm approx
Agent Comments

Indicative Selling Price
\$520,000 - \$572,000
Median Unit Price
June quarter 2021: \$482,000

Comparable Properties



7 Knoll Wlk EPPING 3076 (REI/VG)

Agent Comments

🛏 3 🚗 2 🚗 2

Price: \$560,000
Method: Sold Before Auction
Date: 04/06/2021
Property Type: House (Res)
Land Size: 245 sqm approx



4 Cadiz Wlk EPPING 3076 (REI/VG)

Agent Comments

🛏 3 🚗 2 🚗 2

Price: \$551,000
Method: Auction Sale
Date: 08/05/2021
Property Type: Townhouse (Res)
Land Size: 174 sqm approx



1/17 Simon Ct EPPING 3076 (VG)

Agent Comments

🛏 3 🚗 - 🚗 -

Price: \$500,000
Method: Sale
Date: 28/05/2021
Property Type: Unit

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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	1/79 Rufus Street, Epping Vic 3076
---	------------------------------------

Indicative selling price

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

Range between	\$520,000	&	\$572,000
---------------	-----------	---	-----------

Median sale price

Median price	\$482,000	Property Type	Unit	Suburb	Epping
Period - From	01/04/2021	to	30/06/2021	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	7 Knoll Wlk EPPING 3076	\$560,000	04/06/2021
2	4 Cadiz Wlk EPPING 3076	\$551,000	08/05/2021
3	1/17 Simon Ct EPPING 3076	\$500,000	28/05/2021

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: 24/08/2021 12:56