

#### 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	4 Tova Court, Epping Vic 3076
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$650,000	&	\$700,000
Range between	\$650,000	&	\$700,000

#### Median sale price

Median price	\$632,500	Hou	ise X	Unit		Suburb	Epping
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

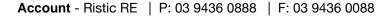
### Comparable property sales (\*Delete A or B below as applicable)

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	1 Argo Ct EPPING 3076	\$702,500	03/12/2018
2	10 Billabong Cirt EPPING 3076	\$673,000	20/07/2018
3	5 Calendula Cirt EPPING 3076	\$637,000	27/10/2018

#### 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.







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Rooms:

**Property Type:** House **Land Size:** 558 sqm approx

**Agent Comments** 

Indicative Selling Price \$650,000 - \$700,000 Median House Price September quarter 2018: \$632,500

## Comparable Properties



1 Argo Ct EPPING 3076 (REI)

4





**Price:** \$702,500 **Method:** Private Sale **Date:** 03/12/2018

Rooms: -

**Property Type:** House **Land Size:** 505 sqm approx

**Agent Comments** 



10 Billabong Cirt EPPING 3076 (VG)

**-** 4



**₽** -

Price: \$673,000 Method: Sale Date: 20/07/2018

Rooms: -

**Property Type:** House (Res) **Land Size:** 482 sqm approx

Agent Comments

5 Calendula Cirt EPPING 3076 (REI)

بصر





**Price:** \$637,000 **Method:** Auction Sale **Date:** 27/10/2018

Rooms: -

**Property Type:** House (Res) **Land Size:** 558 sqm approx

**Agent Comments** 

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