

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

4 Tova Court, Epping Vic 3076

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$632,500

House

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.



 4
  3
  2

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)

Agent Comments

 4
  2
  2

Price: \$702,500
Method: Private Sale
Date: 03/12/2018
Rooms: -
Property Type: House
Land Size: 505 sqm approx



10 Billabong Cirt EPPING 3076 (VG)

Agent Comments

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Price: \$673,000
Method: Sale
Date: 20/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 482 sqm approx

5 Calendula Cirt EPPING 3076 (REI)

Agent Comments

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  2
  2

Price: \$637,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 558 sqm approx