

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

102/88 Epping Road, Epping Vic 3076

Indicative selling price

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

Range between \$310,000 & \$340,000

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	208/90 Epping Rd EPPING 3076	\$356,000	30/04/2021
2	101/88 Epping Rd EPPING 3076	\$340,000	13/04/2021
3	4/82 Epping Rd EPPING 3076	\$325,000	09/04/2021

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:

29/09/2021 16:58



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$310,000 - \$340,000

Median Unit Price

June quarter 2021: \$482,000

Comparable Properties

208/90 Epping Rd EPPING 3076 (VG)

Agent Comments

 2  -  -

Price: \$356,000

Method: Sale

Date: 30/04/2021

Property Type: Strata Flat - Single OYO Flat

101/88 Epping Rd EPPING 3076 (VG)

Agent Comments

 2  -  -

Price: \$340,000

Method: Sale

Date: 13/04/2021

Property Type: Strata Flat - Single OYO Flat

4/82 Epping Rd EPPING 3076 (VG)

Agent Comments

 2  -  -

Price: \$325,000

Method: Sale

Date: 09/04/2021

Property Type: Strata Flat - Single OYO Flat

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