

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

24 Mossfield Rise, Epping Vic 3076

Indicative selling price

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

Single price

\$580,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Epping

Period - From

01/04/2020

to

30/06/2020

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	53 Koukoura Dr, Epping, Vic 3076, Australia	\$536,000	15/07/2020
2	76 De Rossi Blvd WOLLERT 3750	\$599,900	02/06/2020
3	47 Koukoura Dr EPPING 3076	\$535,000	24/05/2020

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:

30/07/2020 15:47



4
 2
 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$580,000

Median House Price

June quarter 2020: \$600,000

Comparable Properties

53 Koukoura Dr, Epping, Vic 3076, Australia (REI)

Agent Comments

4
 2
 2

Price: \$536,000

Method:

Date: 15/07/2020

Property Type: Townhouse (Single)

76 De Rossi Blvd WOLLERT 3750 (VG)

Agent Comments

4
 -
 -

Price: \$599,900

Method: Sale

Date: 02/06/2020

Property Type: House (Res)

Land Size: 339 sqm approx

47 Koukoura Dr EPPING 3076 (REI/VG)

Agent Comments

4
 2
 2

Price: \$535,000

Method: Private Sale

Date: 24/05/2020

Property Type: House (Res)

Land Size: 236 sqm approx