Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Narin Court, Epping Vic 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ween \$650,000		&		\$715,000				
Median sale price									
Median price	\$575,000	Pro	Property Type		House		Suburb	Epping	
Period - From	01/04/2019	to	31/03/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	7 North Haven Dr EPPING 3076	\$700,000	22/02/2020
2	14 North Haven Dr EPPING 3076	\$686,000	28/01/2020
3	12 Fetlock PI EPPING 3076	\$657,500	25/02/2020

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.

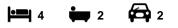
This Statement of Information was prepared on:

19/06/2020 11:11









Property Type: House Land Size: 450 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$715,000 Median House Price Year ending March 2020: \$575,000

Comparable Properties

7 North Haven Dr EPPING 3076 (REI/VG) 4 2 2 2 Price: \$700,000 Method: Auction Sale Date: 22/02/2020 Rooms: 5 Property Type: House (Res) Land Size: 511 sqm approx	Agent Comments
14 North Haven Dr EPPING 3076 (REI/VG) 14 1 1	Agent Comments
12 Fetlock PI EPPING 3076 (VG) 4	Agent Comments

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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.