

# 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

3 Asquith Court, Epping Vic 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000

&

\$580,000

### Median sale price

Median price \$600,000

Property Type House

Suburb Epping

Period - From 01/01/2020

to 31/12/2020

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	1 Berala PI MILL PARK 3082	\$595,000	05/12/2020
2	361 Findon Rd EPPING 3076	\$570,000	24/07/2020
3	860 High St EPPING 3076	\$562,000	05/12/2020

**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:

21/01/2021 09:41



 3    2    1

**Property Type:** House (Res)

**Land Size:** 530 sqm approx

Agent Comments

**Indicative Selling Price**

\$540,000 - \$580,000

**Median House Price**

Year ending December 2020: \$600,000

## Comparable Properties



**1 Berala PI MILL PARK 3082 (REI)**

Agent Comments

 3    2    1

**Price:** \$595,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** House (Res)

**Land Size:** 544 sqm approx



**361 Findon Rd EPPING 3076 (REI/VG)**

Agent Comments

 3    2    3

**Price:** \$570,000

**Method:** Private Sale

**Date:** 24/07/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 549 sqm approx

**860 High St EPPING 3076 (REI)**

Agent Comments

 3    2    1

**Price:** \$562,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** House (Res)

**Land Size:** 533 sqm approx