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	con	sumer.vic.go	v.au/	/underquot	ting			
Range betweer	\$540,000		&		\$580,000				
Median sale price									
Median price	\$600,000	Pro	operty Type	Hou	se		Suburb	Epping	
Period - From	01/01/2020	to	31/12/2020		So	ource	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	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









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)

361 Findon Rd EPPING 3076 (REI/VG)

2

6 3

Price: \$595,000 Method: Auction Sale Date: 05/12/2020 Property Type: House (Res) Land Size: 544 sqm approx Agent Comments



Price: \$570,000 Method: Private Sale Date: 24/07/2020 Rooms: 4 Property Type: House Land Size: 549 sqm approx

3

860 High St EPPING 3076 (REI)



Agent Comments

Agent Comments

Price: \$562,000 Method: Auction Sale Date: 05/12/2020 Property Type: House (Res) Land Size: 533 sqm approx

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088



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.