

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

50 Cottage Boulevard, Epping Vic 3076

Indicative selling price

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

Range between \$420,000

&

\$460,000

Median sale price

Median price \$526,500

Property Type Townhouse

Suburb Epping

Period - From 23/02/2021

to

22/02/2022

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	46 Cottage Blvd EPPING 3076	\$487,000	29/09/2021
2	5/26 Houston St EPPING 3076	\$460,000	19/11/2021
3	37/12 Kirkland Ct EPPING 3076	\$420,000	22/01/2022

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:

23/02/2022 17:30



 2  1  1

Property Type: Townhouse

Land Size: 241 sqm approx

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Townhouse Price

23/02/2021 - 22/02/2022: \$526,500

Comparable Properties



46 Cottage Blvd EPPING 3076 (REI/VG)

Agent Comments

 2  1  1

Price: \$487,000

Method: Private Sale

Date: 29/09/2021

Property Type: House

Land Size: 241 sqm approx

5/26 Houston St EPPING 3076 (REI/VG)

Agent Comments

 2  1  1

Price: \$460,000

Method: Sold Before Auction

Date: 19/11/2021

Property Type: Unit



37/12 Kirkland Ct EPPING 3076 (REI)

Agent Comments

 2  1  1

Price: \$420,000

Method: Sold Before Auction

Date: 22/01/2022

Property Type: Unit

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