STATEMENT OF INFORMATION

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UNIT Offered for Sale

2/45 Rufus Street Epping VIC 3076

2 1 1

Indicative Selling Price

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

Range between $380,000 & $418,000

Median Sale Price

$389,000 Units in Epping between Aug 2017 - Jul 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



7/16 Young Street Epping VIC 3076 Sold Price **$445,000** Sold Date **15-Mar-18**

2 1 1 Distance **0.93km**



2/12 Grimwade Court Epping VIC 3076 Sold Price **$452,000** Sold Date **21-Feb-18**

2 1 1 Distance **1.56km**



1/14 Hermione Terrace Epping VIC 3076 Sold Price **$445,000** Sold Date **06-May-18**

3 2 1 Distance **2.28km**

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