

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

2/8 Plowman Court Epping VIC 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$433,750

Property type

Unit

Suburb

Epping

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

6/50 Wedge Street Epping VIC 3076	\$455,000	26-Mar-21
10/50 Wedge Street Epping VIC 3076	\$447,000	13-Mar-21
5/33 Rufus Street Epping VIC 3076	\$445,000	13-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 27 September 2021



6/50 Wedge Street Epping VIC 3076

 2  1  1

Sold Price **\$455,000** Sold Date **26-Mar-21**

Distance **1.61km**



10/50 Wedge Street Epping VIC 3076

 2  1  1

Sold Price **\$447,000** Sold Date **13-Mar-21**

Distance **1.64km**



5/33 Rufus Street Epping VIC 3076

 2  1  1

Sold Price **\$445,000** Sold Date **13-Jul-21**

Distance **1.25km**

RS = Recent sale **UN** = Undisclosed Sale

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