

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 201/78 Epping Road Epping

Indicative selling price

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

Single price \$380,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$416000 *House *Unit x Suburb Epping
Period - From 01 Oct 2020 to 30 Oct 2021 Source Realestate.com

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
18B Houston Street Epping Vic 3076	\$463,000	14/10/2021
7/153 Tesselaar Road Epping Vic 3076	\$432,000	06/11/2021
204/82 Epping Road Epping Vic 3076	\$370,000	24/09/2021

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.