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	4/26 HOUSTON STREET 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	$450,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$464,000	Property type	Unit	Suburb	Epping
Period-from	01 Jun 2021	to	31 May 2022	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
3/16 RUFUS STREET EPPING VIC 3076	$475,000	23-Jan-22
3/28 COULSTOCK STREET EPPING VIC 3076	$475,000	15-Mar-22
2/33 RUFUS STREET EPPING VIC 3076	$465,000	03-Apr-22

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: 17 June 2022

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3/16 RUFUS STREET EPPING VIC 3076

2 1 1

Sold Price **$475,000** Sold Date **23-Jan-22**

Distance **0.26km**



3/28 COULSTOCK STREET EPPING VIC 3076

2 1 1

Sold Price Sold Date **15-Mar-22**

Distance **0.34km**



2/33 RUFUS STREET EPPING VIC 3076

2 1 2

Sold Price **$465,000** Sold Date **03-Apr-22**

Distance **0.25km**

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

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