

## 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

6 Revelation Road Epping VIC 3076

### Indicative selling price

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

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Epping

Period-from

01 Oct 2019

to

30 Sep 2020

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

7 Brigantia Street Epping VIC 3076	\$488,000	15-Oct-20
414 Harvest Home Road Epping VIC 3076	\$435,000	07-Jul-20
3 Courances Walk Wollert VIC 3750	\$445,000	05-Jun-20

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: 20 October 2020



**7 Brigantia Street Epping VIC 3076** Sold Price <sup>RS</sup> **\$488,000** Sold Date **15-Oct-20**

3 2 1

Distance **0.1km**



**414 Harvest Home Road Epping VIC 3076** Sold Price **\$435,000** Sold Date **07-Jul-20**

3 2 2

Distance **0.35km**



**3 Courances Walk Wollert VIC 3750** Sold Price **\$445,000** Sold Date **05-Jun-20**

3 2 2

Distance **0.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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