

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

7 Tootgarook Lane, Epping Vic 3076

Indicative selling price

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

Range between \$520,000 & \$550,000

Median sale price

Median price \$590,000 Property Type House Suburb Epping

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

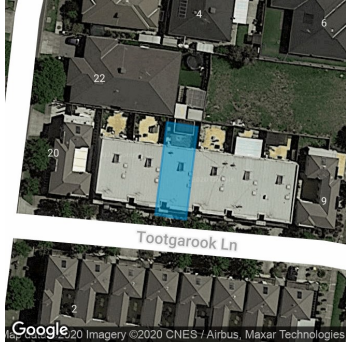
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	18 Tall Sedge St EPPING 3076	\$520,000	07/08/2020
2			
3			

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.

This Statement of Information was prepared on: 14/12/2020 11:10



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$520,000 - \$550,000

Median House Price

September quarter 2020: \$590,000

Comparable Properties



18 Tall Sedge St EPPING 3076 (REI)

Agent Comments

3 2 1

Price: \$520,000

Method: Sold After Auction

Date: 07/08/2020

Property Type: Townhouse (Single)

Land Size: 315 sqm approx

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.