

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 464 Home Harvest Rd, Epping, Vic3076

Indicative selling price

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

Single price \$552,900

or range between

&

Median sale price

Median price \$ 560,000

Property type House

Suburb Epping, Vic3076

Period - From 27 Feb 2019

to

27 Feb 2020

Source Realestate.com.au

Comparable property sales

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
5 Edgware Court, Epping, Vic3076	\$ 610,000	25 Mar 2020
20 Bail St, Epping, Vic3076	\$ 579,000	25 Mar 2020
17 Severn St, Epping, Vic3076	\$ 525,000	24 Mar 2020

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: 30 MAR 2020