

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

790 High Street Epping

Indicative selling price

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

| Unit type or class e.g. One bedroom units | Single price | | Lower price | | Higher price |
|--|--------------|------------------|-------------|---|--------------|
| Type 1: 1 bed | \$275,000 | Or range between | \$* | & | \$ |
| Type 2: 1 bed | \$292,000 | Or range between | \$* | & | \$ |
| Type 3: 1 bed | \$295,000 | Or range between | \$* | & | \$ |
| Type 4: 1 bed | \$303,000 | Or range between | \$* | & | \$ |
| Type 5: 1 bed | \$305,000 | Or range between | \$* | & | \$ |
| Type 6: 1 bed | \$309,000 | Or range between | \$* | & | \$ |
| Type 7: 1 bed | \$339,000 | Or range between | \$* | & | \$ |
| Type 8: 1 bed | \$359,000 | Or range between | \$* | & | \$ |
| Type 9: 1 bed | \$369,000 | Or range between | \$* | & | \$ |
| Type 10: 2 Bed | \$375,000 | Or range between | \$* | & | \$ |
| Type 11: 2 Bed | \$389,000 | Or range between | \$* | & | \$ |
| Type 12: 2 Bed | \$399,000 | Or range between | \$* | & | \$ |

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$

Suburb

Period - From

To

Source

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------|-----------------------------|-----------|--------------|
| Type 1, Unit 23 | 1 106/78 Epping Road Epping | \$288,000 | 21/11/2017 |
| | 2 104/78 Epping Road Epping | \$265,000 | 04/11/2017 |
| | 3 204/78 Epping Road Epping | \$287,500 | 11/09/2017 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------|-----------------------------|-----------|--------------|
| Type 2, Unit 25 | 1 106/78 Epping Road Epping | \$288,000 | 21/11/2017 |
| | 2 104/78 Epping Road Epping | \$265,000 | 04/11/2017 |
| | 3 204/78 Epping Road Epping | \$287,500 | 11/09/2017 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------|-----------------------------|-----------|--------------|
| Type 3, Unit 29 | 1 106/78 Epping Road Epping | \$288,000 | 21/11/2017 |
| | 2 104/78 Epping Road Epping | \$265,000 | 04/11/2017 |
| | 3 204/78 Epping Road Epping | \$287,500 | 11/09/2017 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---------------------|-----------------------------|-----------|--------------|
| Type 4, Unit 21, 22 | 1 106/78 Epping Road Epping | \$288,000 | 21/11/2017 |
| | 2 104/78 Epping Road Epping | \$265,000 | 04/11/2017 |
| | 3 204/78 Epping Road Epping | \$287,500 | 11/09/2017 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------|-----------------------------|-----------|--------------|
| Type 5, Unit 27 | 1 106/78 Epping Road Epping | \$288,000 | 21/11/2017 |
| | 2 104/78 Epping Road Epping | \$265,000 | 04/11/2017 |
| | 3 1/42 Rufus Street Epping | \$360,000 | 03/11/2017 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---------------------|-----------------------------------|--------------|---------------------|
| Type 6, Unit 20, 26 | 1 106/78 Epping Road Epping | \$288,000 | 21/11/2017 |
| | 2 104/78 Epping Road Epping | \$265,000 | 04/11/2017 |
| | 3 1/42 Rufus Street Epping | \$360,000 | 03/11/2017 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------|-----------------------------------|--------------|---------------------|
| Type 7, Unit 24 | 1 106/78 Epping Road Epping | \$288,000 | 21/11/2017 |
| | 2 104/78 Epping Road Epping | \$265,000 | 04/11/2017 |
| | 3 1/42 Rufus Street Epping | \$360,000 | 03/11/2017 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------|-----------------------------------|--------------|---------------------|
| Type 8, Unit 11 | 1 106/78 Epping Road Epping | \$288,000 | 21/11/2017 |
| | 2 104/78 Epping Road Epping | \$265,000 | 04/11/2017 |
| | 3 1/42 Rufus Street Epping | \$360,000 | 03/11/2017 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------|-----------------------------------|--------------|---------------------|
| Type 9, Unit 12 | 1 106/78 Epping Road Epping | \$288,000 | 21/11/2017 |
| | 2 104/78 Epping Road Epping | \$265,000 | 04/11/2017 |
| | 3 1/42 Rufus Street Epping | \$360,000 | 03/11/2017 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------|-----------------------------------|--------------|---------------------|
| Type 10, Unit 4 | 1 106/78 Epping Road Epping | \$288,000 | 21/11/2017 |
| | 2 4/42 Rufus Street Epping | \$360,000 | 05/10/2017 |
| | 3 1/42 Rufus Street Epping | \$360,000 | 03/11/2017 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-------------------------------|-----------------------------------|--------------|---------------------|
| Type 11, Unit 2, 3, 9, 10, 16 | 1 106/78 Epping Road Epping | \$288,000 | 21/11/2017 |
| | 2 4/42 Rufus Street Epping | \$360,000 | 05/10/2017 |
| | 3 1/42 Rufus Street Epping | \$360,000 | 03/11/2017 |

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

| Unit type or class | Address of comparable unit | Price | Date of sale |
|--------------------|-----------------------------|-----------|--------------|
| Type 12, Unit 13 | 1 106/78 Epping Road Epping | \$288,000 | 21/11/2017 |
| | 2 4/42 Rufus Street Epping | \$360,000 | 05/10/2017 |
| | 3 1/42 Rufus Street Epping | \$360,000 | 03/11/2017 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.