

# 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	13 Church Street Epping Vic 3076
	15 Church Street Epping Vic 3076
	17 Church Street Epping Vic 3076
	(Three separately titled properties to be sold together as one sale)

### 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	\$1,100,000 (each)	&	\$1,200,000 (each)
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### Median sale price

Median price	\$700,000	Property type	House	Suburb	Epping
Period - From	1 Aug 2021	to	31 Jul 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 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	\$	
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: 08 August 2022