

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 REVELATION ROAD, EPPING, VIC 3076  3  2  1

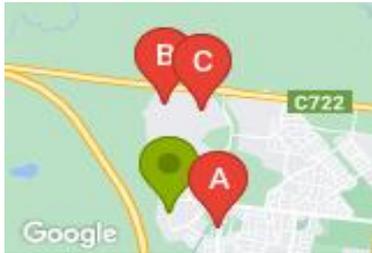
Indicative Selling Price

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

Single Price: **\$539,000**

Provided by: Emilia Faba, Harcourts Rata & Co

MEDIAN SALE PRICE



EPPING, VIC, 3076

Suburb Median Sale Price (House)

\$666,000

01 October 2022 to 30 September 2023

Provided by: 

COMPARABLE PROPERTIES

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.



879 EDGARS RD, EPPING, VIC 3076

 3  2  2

Sale Price

***\$550,000**

Sale Date: 28/11/2023

Distance from Property: 668m



94 ARNAUD LOOP, WOLLERT, VIC 3750

 3  2  1

Sale Price

\$557,500

Sale Date: 14/08/2023

Distance from Property: 1.6km



3 BUANGOR AVE, WOLLERT, VIC 3750

 3  2  1

Sale Price

\$541,251

Sale Date: 23/06/2023

Distance from Property: 1.5km



This report has been compiled on 16/12/2023 by Harcourts Rata & Co. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

12 REVELATION ROAD, EPPING, VIC 3076

Indicative selling price

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

Single Price:

\$539,000

Median sale price

Median price

\$666,000

Property type

House

Suburb

EPPING

Period

01 October 2022 to 30 September 2023

Source

 pricfinder

Comparable property sales

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

879 EDGARS RD, EPPING, VIC 3076	*\$550,000	28/11/2023
94 ARNAUD LOOP, WOLLERT, VIC 3750	\$557,500	14/08/2023
3 BUANGOR AVE, WOLLERT, VIC 3750	\$541,251	23/06/2023

This Statement of Information was prepared on:

16/12/2023