

# 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

2/31 Loxton Terrace, Epping Vic 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$535,000

### Median sale price

Median price \$555,000 Property Type Townhouse Suburb Epping

Period - From 13/06/2023 to 12/06/2024 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	4/31 Loxton Tce EPPING 3076	\$562,000	23/03/2024
2	552 Findon Rd SOUTH MORANG 3752	\$525,000	12/01/2024
3	4/30 Mcfarlane Cr EPPING 3076	\$467,000	20/04/2024

**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: 13/06/2024 09:00



**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 153 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$490,000 - \$535,000  
**Median Townhouse Price**  
13/06/2023 - 12/06/2024: \$555,000

## Comparable Properties



4/31 Loxton Tce EPPING 3076 (REI/VG)

Agent Comments



**Price:** \$562,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 153 sqm approx



552 Findon Rd SOUTH MORANG 3752 (REI/VG)

Agent Comments



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 12/01/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 88 sqm approx



4/30 Mcfarlane Cr EPPING 3076 (REI/VG)

Agent Comments



**Price:** \$467,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** Townhouse (Res)