

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	59 Greenfields Dr EPPING 3076	\$940,000	01/07/2017
2	25 Stonebridge Rise EPPING 3076	\$891,000	06/06/2017
3	20 Aries Dr EPPING 3076	\$828,000	19/08/2017

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.



Rooms:
Property Type: House (Res)
Land Size: 443 sqm approx
Agent Comments

Indicative Selling Price
\$990,000
Median House Price
September quarter 2017: \$600,000

Comparable Properties

59 Greenfields Dr EPPING 3076 (REI/VG)

Agent Comments



Price: \$940,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 508 sqm approx

25 Stonebridge Rise EPPING 3076 (VG)

Agent Comments



Price: \$891,000
Method: Sale
Date: 06/06/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 576 sqm approx

20 Aries Dr EPPING 3076 (REI)

Agent Comments



Price: \$828,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)