

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

Range between &

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	17 Raven Wik EPPING 3076	\$565,000	11/09/2017
2	3/53 Coulstock St EPPING 3076	\$550,000	17/10/2017
3	2/4 McCormack Av EPPING 3076	\$541,000	16/09/2017

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.



 3  2  2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median House Price
December quarter 2017: \$631,500

Comparable Properties



17 Raven Wik EPPING 3076 (REI/VG)

Agent Comments

 3  2  2

Price: \$565,000
Method: Sold Before Auction
Date: 11/09/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 288 sqm approx



3/53 Coulstock St EPPING 3076 (VG)

Agent Comments

 2  -  -

Price: \$550,000
Method: Sale
Date: 17/10/2017
Rooms: -
Property Type: Unit



2/4 McCormack Av EPPING 3076 (VG)

Agent Comments

 3  -  -

Price: \$541,000
Method: Sale
Date: 16/09/2017
Rooms: -
Property Type: Strata Unit - Conjoined