

## 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

14 Radman Street, Epping Vic 3076
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#### Indicative selling price

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

Range between \$549,000 & \$603,900

#### Median sale price

Median price \$599,500 House  Unit  Suburb Epping

Period - From 01/01/2017 to 31/12/2017 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 Broadleaf Dr EPPING 3076	\$662,500	16/12/2017
2	28 Bail St EPPING 3076	\$600,000	03/03/2018
3	31 Camouflage Dr EPPING 3076	\$515,000	08/03/2018

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.