

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	4 Egerton Gr EPPING 3076	\$925,000	26/04/2017
2	7 Alexis Ct SOUTH MORANG 3752	\$915,000	03/06/2017
3	8 Trumper Pl EPPING 3076	\$810,000	26/08/2017

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.~~



 5
  3
  2

Rooms:
Property Type: Land
Land Size: 1046 sqm approx

Agent Comments

Includes approx. 10sq Self contained unit on ground floor. Large bedroom, open living, kitchen, euro laundry, bathroom, WIR and ample cellar storage

Indicative Selling Price
 \$849,000 - \$933,000
Median House Price
 June quarter 2017: \$561,000

Comparable Properties



4 Egerton Gr EPPING 3076 (REI/VG)

Agent Comments

 5
  2
  6

Price: \$925,000
Method: Private Sale
Date: 26/04/2017
Rooms: -
Property Type: House
Land Size: 704 sqm approx



7 Alexis CI SOUTH MORANG 3752 (REI)

Agent Comments

 4
  3
  2

Price: \$915,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: House (Res)

624m2



8 Trumper PI EPPING 3076 (REI)

Agent Comments

 4
  2
  4

Price: \$810,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 854 sqm approx