

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

39 Healey Drive, Epping Vic 3076

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$631,500

House

X

Unit

Suburb

Epping

Period - From

01/10/2017

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	20 Quartz Gr EPPING 3076	\$685,000	17/03/2018
2	17 Cottage Blvd EPPING 3076	\$621,000	14/10/2017
3	8 Charteris Gr EPPING 3076	\$611,000	14/12/2017

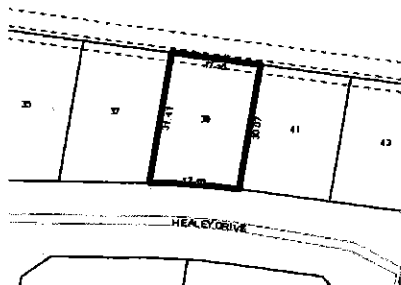
OR

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: 560 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
December quarter 2017: \$631,500



Comparable Properties



20 Quartz Gr EPPING 3076 (REI)

Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 5
Property Type: House (Res)



17 Cottage Blvd EPPING 3076 (REI/VG)

Agent Comments



Price: \$621,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 614 sqm approx

8 Charteris Gr EPPING 3076 (REI/VG)

Agent Comments



Price: \$611,000
Method: Sold Before Auction
Date: 14/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 510 sqm approx