

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
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Indicative selling price

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

Single price	\$670,000
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Median sale price

Median price	\$621,500	House	X	Unit		Suburb	Epping
Period - From	01/01/2018	to	31/03/2018	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	2 Axebridge Cirt EPPING 3076	\$680,000	17/03/2018
2	7 Dyer Ct EPPING 3076	\$670,250	30/11/2017
3	3 Worsley Ct EPPING 3076	\$667,000	16/12/2017

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.



4 2 2

Rooms:
Property Type: House
Land Size: 524 sqm approx
Agent Comments

Indicative Selling Price
\$670,000
Median House Price
March quarter 2018: \$621,500

Comparable Properties



2 Axebridge Cirt EPPING 3076 (REI)

Agent Comments

4 2 2

Price: \$680,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House

7 Dyer Ct EPPING 3076 (REI/VG)

Agent Comments

3 1 2

Price: \$670,250
Method: Auction Sale
Date: 30/11/2017
Rooms: -
Property Type: House
Land Size: 674 sqm approx

3 Worsley Ct EPPING 3076 (REI/VG)

Agent Comments

3 2 -

Price: \$667,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 755 sqm approx