

## 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	3 Gundara Court, Epping Vic 3076
---	----------------------------------

#### Indicative selling price

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

Single price \$650,000

#### 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	2 Winterton CI EPPING 3076	\$658,000	16/12/2017
2	4 Jaguar Ct EPPING 3076	\$621,000	23/12/2017
3	113 Roycroft Av MILL PARK 3082	\$600,000	18/12/2017

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.~~