

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE: 45 GATESTONE ROAD EPPING VIC 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$* or range between \$* 495,000 & \$544,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 565,500 *House X *unit Suburb or locality EPPING
Period - From to Source WWW.REALESTATE.COM.AU

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 5 Granite Outlook Epping VIC 3076	\$ 567,000	7/10/2017
2 18 Chettam Street Epping VIC 3076	\$ 556,000	16/9/2017
3 11 Simon Court Epping VIC 3076	\$ 569,000	26/8/2017