

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

9 Ferntree Close, 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 \$655,000

**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	63 Shields St EPPING 3076	\$662,000	17/03/2018
2	22 Rockfield St EPPING 3076	\$649,000	17/03/2018
3	9 Ingleby St WOLLERT 3750	\$643,000	21/10/2017

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:** 400 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$655,000  
**Median House Price**  
December quarter 2017: \$631,500

## Comparable Properties



**63 Shields St EPPING 3076 (REI)**

**Agent Comments**

4   2   2

**Price:** \$662,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** -  
**Property Type:** House (Res)



**22 Rockfield St EPPING 3076 (REI)**

**Agent Comments**

4   2   2

**Price:** \$649,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** -  
**Property Type:** House (Res)



**9 Ingleby St WOLLERT 3750 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$643,000  
**Method:** Auction Sale  
**Date:** 21/10/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 421 sqm approx