

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	14 Prism Walk, Epping Vic 3076
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Indicative selling price

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

Single price	\$460,000
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Median sale price

Median price	\$599,500	House	X	Unit		Suburb	Epping
Period - From	01/01/2017	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	8 Argus Esp EPPING 3076	\$525,000	28/10/2017
2	32 Gammage Blvd EPPING 3076	\$495,000	28/02/2018
3	2 Silverstone Cirt WOLLERT 3750	\$480,000	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.



Rooms:
Property Type: House
Land Size: 240 sqm approx
Agent Comments

Indicative Selling Price
\$460,000

Median House Price
Year ending December 2017: \$599,500

Comparable Properties

8 Argus Esp EPPING 3076 (REI/VG)

Agent Comments



Price: \$525,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 233 sqm approx



32 Gammage Blvd EPPING 3076 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 28/02/2018
Rooms: 4
Property Type: House

2 Silverstone Cirt WOLLERT 3750 (VG)

Agent Comments



Price: \$480,000
Method: Sale
Date: 16/12/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)