

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb

Period - From to Source

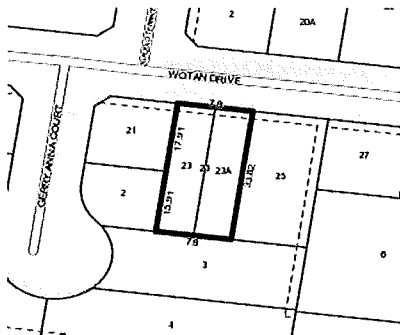
Comparable property sales (*Delete A or B below as applicable)

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	7 Farnham Cr MILL PARK 3082	\$750,500	28/10/2017
2	14 Devora Rd EPPING 3076	\$711,000	21/10/2017
3	64c Narina Way EPPING 3076	\$685,000	14/10/2017

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: Land
Agent Comments

Indicative Selling Price
\$720,000
Median House Price
September quarter 2017: \$600,000

Comparable Properties



7 Farnham Cr MILL PARK 3082 (REI)

Agent Comments

4 2 1

Price: \$750,500
Method: Auction Sale
Date: 28/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 360 sqm approx



14 Devora Rd EPPING 3076 (REI)

Agent Comments

4 2 2

Price: \$711,000
Method: Auction Sale
Date: 21/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 530 sqm approx

64c Narina Way EPPING 3076 (REI)

Agent Comments

4 2 -

Price: \$685,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: House