

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	73 Calendula Circuit, Epping Vic 3076
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Indicative selling price

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

Single price	\$725,000
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Median sale price

Median price	\$600,000	House	X	Unit		Suburb	Epping
Period - From	01/07/2017	to	30/09/2017	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 Saunders Cr EPPING 3076	\$714,000	26/08/2017
2	10 Hendersons Rd EPPING 3076	\$689,000	11/11/2017
3	11 Northumberland Dr EPPING 3076	\$641,000	09/09/2017

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 (Res)
Land Size: 535 sqm approx
 Agent Comments

Indicative Selling Price
 \$725,000
Median House Price
 September quarter 2017: \$600,000

Comparable Properties

8 Saunders Cr EPPING 3076 (REI)

Agent Comments



Price: \$714,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 604 sqm approx



10 Hendersons Rd EPPING 3076 (REI)

Agent Comments



Price: \$689,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 555 sqm approx



11 Northumberland Dr EPPING 3076 (REI/VG)

Agent Comments



Price: \$641,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 535 sqm approx