

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

861 Edgars Road, Epping Vic 3076

Indicative selling price

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

Single price \$600,000

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	780 Edgars Rd EPPING 3076	\$592,000	10/03/2018
2	6 Antill Rise EPPING 3076	\$585,000	02/12/2017
3	20 Berrigan St EPPING 3076	\$567,000	09/12/2017

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: 322 sqm approx
Agent Comments

Indicative Selling Price
\$600,000
Median House Price
Year ending December 2017: \$599,500

Comparable Properties

780 Edgars Rd EPPING 3076 (REI)

Agent Comments



Price: \$592,000
Method: Auction Sale
Date: 10/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 360 sqm approx



6 Antill Rise EPPING 3076 (REI/VG)

Agent Comments



Price: \$585,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 387 sqm approx



20 Berrigan St EPPING 3076 (REI)

Agent Comments



Price: \$567,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 310 sqm approx