

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	8 Thredbo Court, Epping Vic 3076
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Indicative selling price

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

Single price	\$619,000
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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	2 Thredbo Ct EPPING 3076	\$636,000	14/10/2017
2	2 Peppercorn Pde EPPING 3076	\$605,000	18/11/2017
3	8 Brownlow Cr EPPING 3076	\$561,000	12/08/2017

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 (Previously Occupied - Detached)

Land Size: 539 sqm approx

Agent Comments

Indicative Selling Price

\$619,000

Median House Price

September quarter 2017: \$600,000

Comparable Properties

2 Thredbo Ct EPPING 3076 (REI)

Agent Comments


Price: \$636,000

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: House

Land Size: 596 sqm approx


2 Peppercorn Pde EPPING 3076 (REI)

Agent Comments


Price: \$605,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 530 sqm approx


8 Brownlow Cr EPPING 3076 (REI/VG)

Agent Comments


Price: \$561,000

Method: Auction Sale

Date: 12/08/2017

Rooms: 4

Property Type: House (Res)

Land Size: 518 sqm approx