

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](http://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	40 Anzac Dr WOLLERT 3750	\$276,000	17/10/2017
2	Lot 24/86-100 Brush Rd EPPING 3076	\$350,000	14/08/2017
3	86-100 Brush Rd EPPING 3076	\$350,000	01/08/2017

**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:**  
Agent Comments

**Indicative Selling Price**  
\$449,000  
**Median House Price**  
September quarter 2017: \$540,000

## Comparable Properties



**40 Anzac Dr WOLLERT 3750 (REI)**

Agent Comments



**Price:** \$276,000  
**Method:** Private Sale  
**Date:** 17/10/2017  
**Rooms:** -  
**Property Type:** Land (Res)



**Lot 24/86-100 Brush Rd EPPING 3076 (REI)**

Agent Comments



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 14/08/2017  
**Rooms:** -  
**Property Type:** Land



**86-100 Brush Rd EPPING 3076 (REI)**

Agent Comments



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 01/08/2017  
**Rooms:** -  
**Property Type:** Land