

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

13 Conservation Walk, Epping Vic 3076

Indicative selling price

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

Single price \$575,000

Median sale price

Median price \$417,500

House

Unit

X

Suburb

Epping

Period - From

01/07/2017

to

30/09/2017

Source

REIV

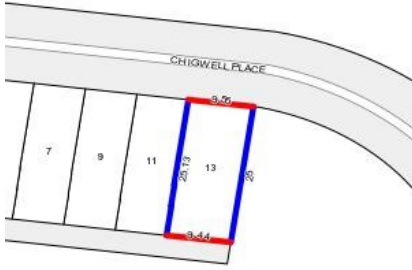
Comparable property sales (*Delete A or B below as applicable)

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	17 Raven Wik EPPING 3076	\$565,000	11/09/2017
2	Lot 1/1031 Lochaber PI EPPING 3076	\$515,000	20/11/2017
3	10 Pin Oak Mews EPPING 3076	\$497,000	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.



3 2 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$575,000
Median Unit Price
September quarter 2017: \$417,500

Comparable Properties



17 Raven Wlk EPPING 3076 (REI/VG)

Agent Comments

3 2 2

Price: \$565,000
Method: Sold Before Auction
Date: 11/09/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 288 sqm approx



Lot 1/1031 Lochaber PI EPPING 3076 (REI)

Agent Comments

3 2 2

Price: \$515,000
Method: Private Sale
Date: 20/11/2017
Rooms: 4
Property Type: Townhouse (Single)



10 Pin Oak Mews EPPING 3076 (REI)

Agent Comments

3 2 1

Price: \$497,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 210 sqm approx