

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

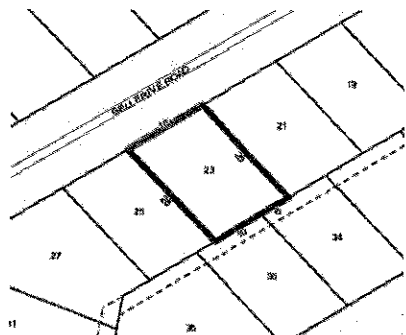
Comparable property sales (*Delete A or B below as applicable)

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 14 Shields St EPPING 3076	\$599,500	02/12/2017
2 6 Saintly Av WOLLERT 3750	\$581,000	09/12/2017
3 35 Kingscote Way WOLLERT 3750	\$570,000	02/02/2018

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  1  2

Rooms:
Property Type: House
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$570,000
Median House Price
December quarter 2017: \$593,500

Comparable Properties

14 Shields St EPPING 3076 (REI)

Agent Comments

 3  2  2

Price: \$599,500
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House
Land Size: 378 sqm approx

6 Saintly Av WOLLERT 3750 (REI)

Agent Comments

 3  2  2

Price: \$581,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: House (Res)



35 Kingscote Way WOLLERT 3750 (REI)

Agent Comments

 3  2  2

Price: \$570,000
Method: Sold Before Auction
Date: 02/02/2018
Rooms: 5
Property Type: House (Res)
Land Size: 404 sqm approx