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Indicative Selling Price

\$410,000 - \$451,000

Median House Price

March quarter 2017: \$590,000



Rooms:

Property Type:

Agent Comments

Comparable Properties

10 Marseilles PI SOUTH MORANG 3752 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 02/04/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 192 sqm



2 Reedy Lake Mews EPPING 3076 (REI)

Agent Comments



Price: \$435,000

Method: Auction Sale

Date: 26/04/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 291 sqm



68 Maserati Dr EPPING 3076 (REI)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 29/04/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 200 sqm

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

Range between &

Median sale price

Median price House Suburb

Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
10 Marseilles PI SOUTH MORANG 3752	\$450,000	02/04/2017
2 Reedy Lake Mews EPPING 3076	\$435,000	26/04/2017
68 Maserati Dr EPPING 3076	\$415,000	29/04/2017