

6/65 Pommel Crescent, Epping Vic 3076

**Harcourts**

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Indicative Selling Price

\$325,000 - \$355,000

Median Unit Price

Year ending March 2017: \$355,000



Rooms:

Property Type: Townhouse (Res)

Agent Comments

## Comparable Properties



10 Plowman Ct EPPING 3076 (REI)

Agent Comments



Price: \$375,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: House

Land Size: 300 sqm



1/12 Zurzolo Tce EPPING 3076 (REI)

Agent Comments



Superior

Price: \$368,000

Method: Private Sale

Date: 17/03/2017

Rooms: 3

Property Type: Townhouse (Single)

1/10 Bouverie Pl EPPING 3076 (REI)

Agent Comments



Superior

Price: \$355,500

Method: Auction Sale

Date: 17/12/2016

Rooms: -

Property Type: Unit

## 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 6/65 Pommel Crescent, Epping Vic 3076

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$325,000 & \$355,000

#### Median sale price

Median price \$355,000

Unit X

Suburb Epping

Period - From 01/04/2016 to 31/03/2017

Source REIV

#### 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 Plowman Ct EPPING 3076	\$375,000	25/02/2017
1/12 Zurzolo Tce EPPING 3076	\$368,000	17/03/2017
1/10 Bouverie Pl EPPING 3076	\$355,500	17/12/2016