

6/7 Houston Street, Epping Vic 3076

Harcourts

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Indicative Selling Price
\$0 - \$0

Median House Price
March quarter 2017: \$520,000



3 1 1

Rooms:
Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

EPPING TRAIN STATION - 650m EPPING SECONDARY - 800m ST MONICAS
COLLEGE - 1.1km EPPING PLAZA - 1.2km WESTFIELD PLENTY VALLEY - 4.1km

Comparable Properties



3 Cadiz Wlk EPPING 3076 (REI)

Agent Comments

3 3 2

Price: \$445,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 174 sqm



1/70 Pentland Dr EPPING 3076 (REI)

Agent Comments

3 1 2

Price: \$395,000
Method: Private Sale
Date: 06/04/2017
Rooms: 4
Property Type: Unit
Land Size: 261 sqm



1/12 Zurzolo Tce EPPING 3076 (REI)

Agent Comments

2 1 2

Price: \$368,000
Method: Private Sale
Date: 17/03/2017
Rooms: 3
Property Type: Townhouse (Single)

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
3 Cadiz Wlk EPPING 3076	\$445,000	29/04/2017
1/70 Pentland Dr EPPING 3076	\$395,000	06/04/2017
1/12 Zurzolo Tce EPPING 3076	\$368,000	17/03/2017