



Rooms:
Property Type:
Land Size:
 Agent Comments

Indicative Selling Price
 \$540,000 - \$594,000
Median House Price
 March quarter 2017: \$590,000

Comparable Properties



21 Mcdonalds Rd EPPING 3076 (REI)

Agent Comments



Price: \$553,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 615 sqm



5 Cabot Dr EPPING 3076 (REI)

Agent Comments



Price: \$550,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: House (Res)
Land Size:



17 Touhey Av EPPING 3076 (REI)

Agent Comments



Price: \$542,000
Method: Private Sale
Date: 11/04/2017
Rooms: -
Property Type: House
Land Size: 545 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: 6 Letchworth Place, Epping Vic 3076

Indicative selling price

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

Range between \$540,000 & \$594,000

Median sale price

Median price: \$590,000 House: X Suburb: Epping

Period - From: 01/01/2017 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
21 Mcdonalds Rd EPPING 3076	\$553,000	29/04/2017
5 Cabot Dr EPPING 3076	\$550,000	29/04/2017
17 Touhey Av EPPING 3076	\$542,000	11/04/2017