

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

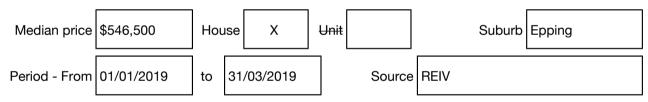
s 35 Mcdonalds Road, Epping Vic 3076 d e

Indicative selling price

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

Range between \$490,000	&	\$510,000
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Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	4 Helios WIk EPPING 3076	\$500,000	28/10/2018
2	52 Pentland Dr EPPING 3076	\$490,000	19/12/2018
3	23 Greenbrook Dr EPPING 3076	\$490,000	10/11/2018

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 560 sqm approx Agent Comments Indicative Selling Price \$490,000 - \$510,000 Median House Price March quarter 2019: \$546,500

Comparable Properties

4 Helios Wik EPPING 3076 (REI/VG) 3 ↓ 2 ↓ 2 Price: \$500,000 Method: Auction Sale Date: 28/10/2018 Rooms: - Property Type: Townhouse (Res) Land Size: 174 sqm approx	Agent Comments
52 Pentland Dr EPPING 3076 (REI/VG) 3 1 3 3 Price: \$490,000 Method: Private Sale Date: 19/12/2018 Rooms: 4 Property Type: House Land Size: 555 sqm approx	Agent Comments
23 Greenbrook Dr EPPING 3076 (REI/VG) 2 3 1 2 2 Price: \$490,000 Method: Auction Sale Date: 10/11/2018 Rooms: - Property Type: House (Res) Land Size: 539 sqm approx	Agent Comments

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