

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 Unit Suburb

Period - From to Source

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.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 4 Helios Wlk 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.



 3  1  4

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)

Agent Comments

 3  2  2

Price: \$500,000
Method: Auction Sale
Date: 28/10/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 174 sqm approx



52 Pentland Dr EPPING 3076 (REI/VG)

Agent Comments

 3  1  3

Price: \$490,000
Method: Private Sale
Date: 19/12/2018
Rooms: 4
Property Type: House
Land Size: 555 sqm approx



23 Greenbrook Dr EPPING 3076 (REI/VG)

Agent Comments

 3  1  2

Price: \$490,000
Method: Auction Sale
Date: 10/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 539 sqm approx