

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 33 Baystone Road, Epping Vic 3076

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$561,000 House X Unit Suburb Epping

Period - From 01/04/2017 to 30/06/2017 Source REIV

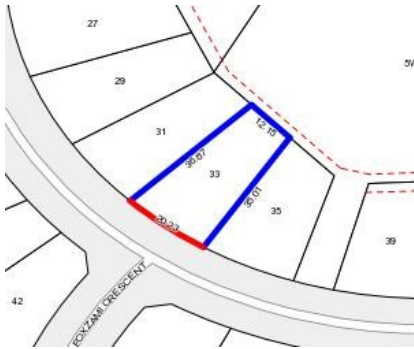
Comparable property sales (*Delete A or B below as applicable)

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	68 Heritage Dr MILL PARK 3082	\$675,000	16/09/2017
2	7 Banker Ct EPPING 3076	\$610,000	05/08/2017
3	45 Foxzami Cr EPPING 3076	\$600,000	19/08/2017

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  2  4

Rooms:
Property Type: House (res)
Land Size: 583 sqm approx
 Agent Comments

Indicative Selling Price
 \$600,000 - \$660,000
Median House Price
 June quarter 2017: \$561,000

Comparable Properties



68 Heritage Dr MILL PARK 3082 (REI)

Agent Comments

 3  1  4

Price: \$675,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: House
Land Size: 640 sqm approx

7 Banker Ct EPPING 3076 (REI)

Agent Comments

 3  1  2

Price: \$610,000
Method: Auction Sale
Date: 05/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 560 sqm approx

45 Fozzami Cr EPPING 3076 (REI)

Agent Comments

 3  2  2

Price: \$600,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 530 sqm approx