

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

Single price

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	Lor 10/86-100 Brush Rd EPPING 3076	\$242,000	01/06/2017
2	12 Prowse Wlk EPPING 3076	\$239,000	05/04/2017
3	201 Saltlake Blvd WOLLERT 3750	\$214,000	24/05/2017

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.



Rooms:
Property Type: Land (Res)
Land Size: 350 sqm approx
Agent Comments

Indicative Selling Price
\$275,000
Median House Price
Year ending June 2017: \$496,250

Comparable Properties



Lor 10/86-100 Brush Rd EPPING 3076 (REI)

Agent Comments



303m2 Approx

Price: \$242,000
Method: Private Sale
Date: 01/06/2017
Rooms: -
Property Type: Land



12 Prowse Wlk EPPING 3076 (REI)

Agent Comments



333m2 Approx.

Price: \$239,000
Method: Private Sale
Date: 05/04/2017
Rooms: -
Property Type: Land

201 Saltlake Blvd WOLLERT 3750 (VG)

Agent Comments



Price: \$214,000
Method: Sale
Date: 24/05/2017
Rooms: -
Property Type: Land
Land Size: 350 sqm approx