

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

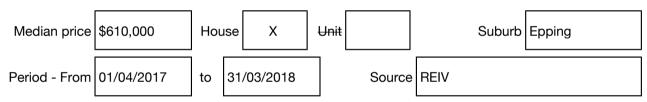
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Indicative selling price

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

Range between \$450,000	&	\$480,000
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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.

Address of comparable property		Price	Date of sale
1	19 Frewin St EPPING 3076	\$550,000	05/04/2018
2	23 Frewin St EPPING 3076	\$525,000	22/02/2018
3	22 Mackenzie Dr WOLLERT 3750	\$520,000	23/03/2018

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.

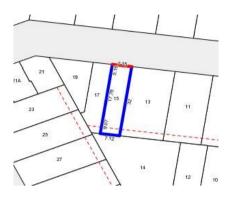
Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088

propertydata

Generated: 28/05/2018 10:00

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. 15 Paior Circuit, Epping Vic 3076







Rooms: Property Type: House (New -Detached) Land Size: 228 sqm approx Agent Comments Kaan Ristic (03) 9436 0888 0412 803 075 kaan@risticrealestate.com.au

Indicative Selling Price \$450,000 - \$480,000 Median House Price Year ending March 2018: \$610,000

Comparable Properties

 19 Frewin St EPPING 3076 (REI) 1 3 🙀 2 🏟 1	Agent Comments
Price: \$550,000 Method: Sold Before Auction Date: 05/04/2018 Rooms: - Property Type: House (Res)	
23 Frewin St EPPING 3076 (REI) 3 4 2 4 4 4 4 4 4 4 4 4 4 4 4 4	Agent Comments
Price: \$525,000	
Method: Auction Sale Date: 22/02/2018	
Rooms: 4 Property Type: House (Res)	
Land Size: 317 sqm approx	
22 Mackenzie Dr WOLLERT 3750 (REI)	Agent Comments
1 3 1 2 1	
Price: \$520,000	
Method: Private Sale Date: 23/03/2018	
Rooms: -	
Property Type: House (Res)	

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