

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

15 Paior Circuit, Epping Vic 3076

Indicative selling price

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

Range between

\$450,000

&

\$480,000

Median sale price

Median price

\$610,000

House

X

Unit

Suburb

Epping

Period - From

01/04/2017

to

31/03/2018

Source

REIV

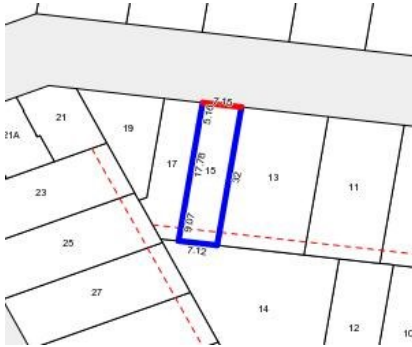
Comparable property sales (*Delete A or B below as applicable)

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	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.



Rooms:

Property Type: House (New - Detached)

Land Size: 228 sqm approx

Agent Comments

Comparable Properties



19 Frewin St EPPING 3076 (REI)

Agent Comments



Price: \$550,000

Method: Sold Before Auction

Date: 05/04/2018

Rooms: -

Property Type: House (Res)



23 Frewin St EPPING 3076 (REI)

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



Price: \$520,000

Method: Private Sale

Date: 23/03/2018

Rooms: -

Property Type: House (Res)