

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 19 Prada Drive, EPPING 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$540,000 - \$565,000**

### Median sale price

Median **House** for **EPPING** for period **Jan 2018 - Mar 2018**

Sourced from **Pricefinder**.

**\$610,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**53 Tesselaar Road,**  
Epping 3076

Price **\$615,000** Sold 28 April  
2018

**19 Bail street,**  
Epping 3076

Price **\$590,000** Sold 19 May  
2018

**780 Edgars road,**  
Epping 3076

Price **\$592,000** Sold 10  
March 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

3 beds

2 baths

1 parking


### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents

 Jill Zennelli

9 466 3075  
0 455 047 009  
[jill.zennelli@bombayre.com.au](mailto:jill.zennelli@bombayre.com.au)

 Ravi Kapoor

0 3 9466 3075  
0 432 864 944  
[ravi.kapoor@bombayre.com.au](mailto:ravi.kapoor@bombayre.com.au)

