

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

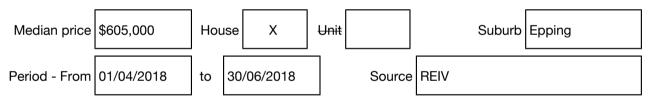
19A Merrill Drive, Epping Vic 3076

Indicative selling price

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

Single price \$500,000

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	28 Bowman Dr MILL PARK 3082	\$476,500	05/05/2018
2	2/62 Golf Links Dr MILL PARK 3082	\$469,000	09/06/2018
3	8 Rosamond Way EPPING 3076	\$450,000	19/05/2018

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 - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177

propertydata

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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.



Harcourts Rata & Co

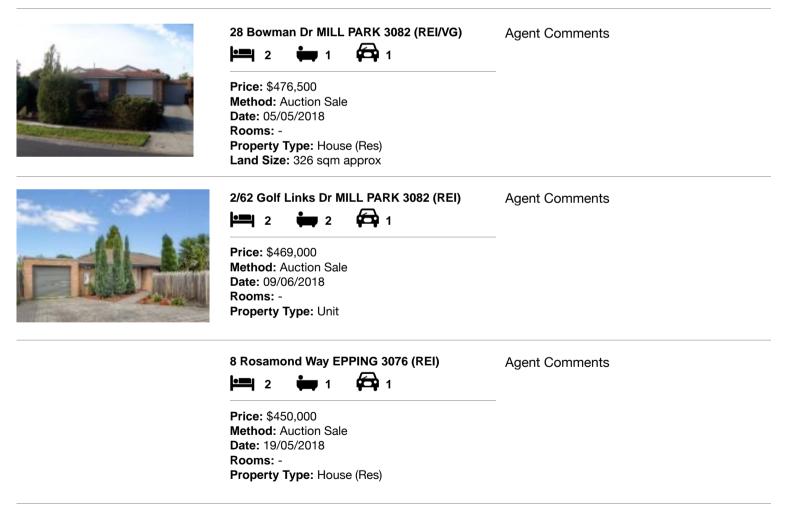
Arthur Dislakis 0412 731 175 arthur.dislakis@harcourts.com.au





Rooms: Property Type: Agent Comments Indicative Selling Price \$500,000 Median House Price June quarter 2018: \$605,000

Comparable Properties



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