

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
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**Indicative selling price**

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

Single price	\$500,000
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**Median sale price**

Median price	\$605,000	House	X	Unit		Suburb	Epping
Period - From	01/04/2018	to	30/06/2018	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	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.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$500,000  
**Median House Price**  
June quarter 2018: \$605,000

## Comparable Properties



**28 Bowman Dr MILL PARK 3082 (REI/VG)**

Agent Comments



**Price:** \$476,500  
**Method:** Auction Sale  
**Date:** 05/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 326 sqm approx



**2/62 Golf Links Dr MILL PARK 3082 (REI)**

Agent Comments



**Price:** \$469,000  
**Method:** Auction Sale  
**Date:** 09/06/2018  
**Rooms:** -  
**Property Type:** Unit

**8 Rosamond Way EPPING 3076 (REI)**

Agent Comments



**Price:** \$450,000  
**Method:** Auction Sale  
**Date:** 19/05/2018  
**Rooms:** -  
**Property Type:** House (Res)