

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	9 Muriel Court, Epping Vic 3076
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Indicative selling price

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

Single price \$780,000

Median sale price

Median price	\$561,000	House	X	Unit		Suburb	Epping
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

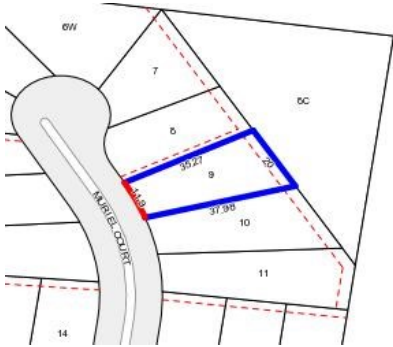
Comparable property sales (*Delete A or B below as applicable)

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	53 Grand Pde EPPING 3076	\$760,500	25/03/2017
2	15 Rufus St EPPING 3076	\$720,000	22/02/2017
3	7 Kilby CI EPPING 3076	\$605,000	04/03/2017

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: Land

Land Size: 570 sqm approx

Agent Comments

The comparable sales shown below are based on possible development sites with single dwellings whereas we are marketing a development site complete with approved plans and permits for 6 triple storey dwellings.

Comparable Properties



53 Grand Pde EPPING 3076 (REI/VG)

Agent Comments



Price: \$760,500

Method: Auction Sale

Date: 25/03/2017

Rooms: 5

Property Type: House (Res)

Land Size: 930 sqm approx



15 Rufus St EPPING 3076 (VG)

Agent Comments



Price: \$720,000

Method: Sale

Date: 22/02/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 765 sqm approx



7 Kilby Ct EPPING 3076 (REI/VG)

Agent Comments



Price: \$605,000

Method: Auction Sale

Date: 04/03/2017

Rooms: 4

Property Type: House (Res)

Land Size: 628 sqm approx