

Avi Mann

M 0474269237

E amann@hockingstuart.com.au

Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

3 Ferntree Close Epping VIC 3076

 4  2  2

### Indicative Selling Price

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

Single Price \$738,000

### Median Sale Price

\$610,000 Houses in Epping between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**29 Verde Parade Epping VIC 3076**

Sold Price

**\$710,000**

Sold Date

**05-Sep-18**

 4  2  2

Distance

**0.15km**



**6 Greenfields Drive Epping VIC 3076**

Sold Price

**\$745,000**

Sold Date

**12-May-18**

 4  2  2

Distance

**0.86km**



**49 Wuchatsch Avenue Epping VIC 3076**

Sold Price

**\$704,000**

Sold Date

**05-May-18**

 4  2  2

Distance

**0.96km**

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