



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

33 Severn Street, Epping Vic 3076

Indicative selling price

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

Range between \$540,000

&

\$570,000

Median sale price

Median price \$610,000

House

X

Unit

Suburb Epping

Period - From 01/04/2017

to

31/03/2018

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	22 Plowman Ct EPPING 3076	\$573,000	05/05/2018
2	22 Helpmann Cr EPPING 3076	\$543,000	30/06/2018
3	121 Narina Way EPPING 3076	\$542,500	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.



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Indicative Selling Price

\$540,000 - \$570,000

Median House Price

Year ending March 2018: \$610,000



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 553 sqm approx

Agent Comments

Comparable Properties

22 Plowman Ct EPPING 3076 (REI)

Agent Comments

3 2 1

Price: \$573,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: House

Land Size: 534 sqm approx



22 Helpmann Cr EPPING 3076 (REI)

Agent Comments

3 1 2

Price: \$543,000

Method: Auction Sale

Date: 30/06/2018

Rooms: -

Property Type: House (Res)



121 Narina Way EPPING 3076 (REI)

Agent Comments

3 1 -

Price: \$542,500

Method: Auction Sale

Date: 19/05/2018

Rooms: 4

Property Type: House (Res)

Land Size: 548 sqm approx