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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$460,000		&		\$490,000			
Median sale pr	rice							
Median price	\$382,750	Pro	operty Type	Unit			Suburb	Epping
Period - From	17/09/2018	to	16/09/2019		So	urce	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 sixmonths 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		
2		
3		

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.

This Statement of Information was prepared on:

17/09/2019 11:45



Harcourts Rata & Co



Property Type: Agent Comments Daniel Taylor 9436 6888 0438 164 232 daniel.taylor@harcourts.com.au

Indicative Selling Price \$460,000 - \$490,000 Median Unit Price 17/09/2018 - 16/09/2019: \$382,750

Comparable Properties

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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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.