

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

11 Hermione Terrace, Epping Vic 3076

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$671,550

Property Type House

Suburb Epping

Period - From 01/01/2021

to 31/12/2021

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	33 Waterlily Dr EPPING 3076	\$695,000	16/10/2021
2	14 Olvine PI EPPING 3076	\$660,000	27/10/2021
3	15 Amphion St EPPING 3076	\$599,500	16/10/2021

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:

10/03/2022 18:42

11 Hermione Terrace, Epping Vic 3076

Nick Cartledge

9317 6500

0418580060

nick@avionproperties.com.au



 4  2  2

Property Type: house

Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

Year ending December 2021: \$671,550

Comparable Properties



33 Waterlily Dr EPPING 3076 (REI)

Agent Comments

 4  2  2

Price: \$695,000

Method: Auction Sale

Date: 16/10/2021

Property Type: House (Res)

Land Size: 333 sqm approx

14 Olive PI EPPING 3076 (REI)

Agent Comments

 4  2  2

Price: \$660,000

Method: Sold Before Auction

Date: 27/10/2021

Property Type: House (Res)



15 Amphion St EPPING 3076 (REI)

Agent Comments

 4  2  4

Price: \$599,500

Method: Auction Sale

Date: 16/10/2021

Property Type: House (Res)

Land Size: 227.79 sqm approx

Account - Avion Properties | P: 03 9317 6500



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