



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 10 Crimson Crescent, EPPING 3076

House



5 beds



3 baths



2 parking

Indicative selling price

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

Range \$695,000 - \$720,000

Median sale price

Median **House** for **EPPING** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$553,000

Comparable property sales

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 the most comparable to the property for sale.

1 meranti way ,
epping 3076

Price \$750,000 Sold 11 May
2019

36 bail street ,
Epping 3076

Price \$712,000 Sold 27 July
2019

18 MANORWOOD CRES,
Wollert 3750

Price \$700,000 Sold 14
August 2019

This Statement of Information was prepared on 5th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

One Group Realty

138 Epping Road,
Epping VIC 3076

Contact agents



Marcus Pereira

03 9401 4004

0426 252 055

marcus.pereira@onegrouprealty.com.au



Sunil Gandham

03 9401 4004

0481 004 143

sunil.gandham@onegrouprealty.com.au

ONE GROUP realty