hockingstuart

Joe Ledda P 9471 1100 M 0418176858

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Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

24 Tatlow Drive Epping VIC 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or range between	100	0,000	&	\$550,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$605,000	*House	x	*Unit		Suburb	Epping
Period-from	01 Feb 2018	to 31	Jan 20′	19	Source		Corelogic

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
339 Findon Road Epping VIC 3076	\$500,000	14-Sep-18
47 Lowalde Drive Epping VIC 3076	\$530,000	08-Dec-18
11 Dempsey Court Epping VIC 3076	\$540,000	17-Nov-18

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.

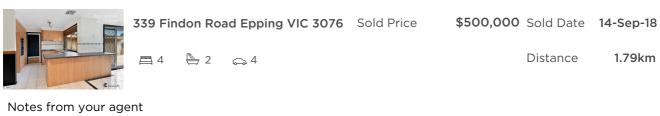
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Reasonably modern on the inside



Reasonably modern on the inside - kitchen needs updating



Notes from your agent Fully Renovated

RS = Recent sale UN = Undisclosed Sale

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