

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

\*House

X

\*Unit

Suburb

Epping

Period-from

01 Feb 2018

to

31 Jan 2019

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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**339 Findon Road Epping VIC 3076** Sold Price **\$500,000** Sold Date **14-Sep-18**

4 2 4

Distance **1.79km**

## Notes from your agent

Reasonably modern on the inside



**47 Lowalde Drive Epping VIC 3076** Sold Price **\$530,000** Sold Date **08-Dec-18**

4 1 2

Distance **0.83km**

## Notes from your agent

Reasonably modern on the inside - kitchen needs updating



**11 Dempsey Court Epping VIC 3076** Sold Price **\$540,000** Sold Date **17-Nov-18**

4 2 2

Distance **0.61km**

## Notes from your agent

Fully Renovated

RS = Recent sale UN = Undisclosed Sale

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