

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 57 Pommel Crescent, EPPING 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$430,000 - \$470,000**

### Median sale price

Median **House** for **EPPING** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$535,000**

### 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.

**26 Glendale Ave ,**  
Epping 3076

**Price \$474,500** Sold 29 June  
2019

**15 Glenloth Court ,**  
Epping 3076

**Price \$435,000** Sold 24  
August 2019

**67 Peppercorn Parade ,**  
Epping 3076

**Price \$480,000** Sold 23 May  
2019

This Statement of Information was prepared on 18th Nov 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.

House

3 beds

1 baths

### The Mint Real Estate Agents

500B Plenty Road,  
Mill Park VIC 3082

### Contact agents



**Chris Moxon**

03 9404 3444  
0414 699 659

[chris.moxon@themintrealestate.com.au](mailto:chris.moxon@themintrealestate.com.au)

**THE MINT**