



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 598 sqm  
Agent Comments

**Indicative Selling Price**  
\$480,000 - \$528,000  
**Median House Price**  
March quarter 2017: \$520,000

## Comparable Properties



18 Memorial Av EPPING 3076 (REI)

Agent Comments



**Price:** \$570,000  
**Method:** Auction Sale  
**Date:** 06/05/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 609 sqm



601 Dalton Rd EPPING 3076 (REI)

Agent Comments



**Price:** \$515,000  
**Method:** Sold Before Auction  
**Date:** 21/04/2017  
**Rooms:** 4  
**Property Type:** House (Res)



49 Kinlora Av EPPING 3076 (REI/VG)

Agent Comments



**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 20/03/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 599 sqm

## 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 27 Hammond 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)

Range between \$480,000 & \$528,000

#### Median sale price

Median price \$520,000

House X

Suburb Epping

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
18 Memorial Av EPPING 3076	\$570,000	06/05/2017
601 Dalton Rd EPPING 3076	\$515,000	21/04/2017
49 Kinlora Av EPPING 3076	\$485,000	20/03/2017