



 3  2  2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median House Price
Year ending March 2017: \$493,000

Comparable Properties



6 Pike St EPPING 3076 (REI/VG)

Agent Comments

 3  2  1

Price: \$488,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 4
Property Type: House (Res)
Land Size: 352 sqm



20 Creeds Farm La EPPING 3076 (REI)

Agent Comments

 3  2  2

Price: \$486,000
Method: Auction Sale
Date: 18/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 444 sqm



14 Creeds Farm La EPPING 3076 (REI/VG)

Agent Comments

 3  2  2

Price: \$461,500
Method: Auction Sale
Date: 17/12/2016
Rooms: 4
Property Type: House (Res)
Land Size: 352 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

8 Efficient Street, Epping Vic 3076

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$493,000

House

X

Suburb

Epping

Period - From

01/04/2016

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
6 Pike St EPPING 3076	\$488,000	25/02/2017
20 Creeds Farm La EPPING 3076	\$486,000	18/05/2017
14 Creeds Farm La EPPING 3076	\$461,500	17/12/2016