

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 37 Bacchus Drive, Epping

Indicative selling price

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

Range Between: \$560,000 & \$616,000

Median sale price

Median price \$565,000 *House ☒ Suburb Epping
Period - From 15 Jan 17 to 15 Jan 18 Source Realestate.com.au

Comparable property sales

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
41 Anglers Drive, Epping	\$562,000	05/08/2017
39 Waterlily Drive, Epping	\$600,000	16/11/2017
13 Anglers Drive, Epping	\$600,000	22/07/2017

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