



Rooms:
Property Type: Land (Res)
Land Size: 226 sqm
Agent Comments

Indicative Selling Price
 \$185,000 - \$195,000
Median House Price
 March quarter 2017: \$520,000

Comparable Properties

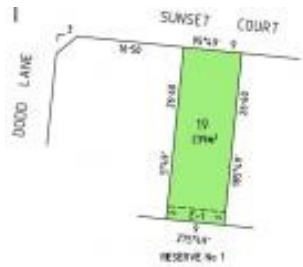


12 Prowse Wlk EPPING 3076 (REI)

Agent Comments



Price: \$239,000
Method: Private Sale
Date: 05/04/2017
Rooms: -
Property Type: Land



Lot 19/86-100 Brush Rd EPPING 3076 (REI)

Agent Comments



Price: \$225,000
Method: Private Sale
Date: 01/06/2017
Rooms: -
Property Type: Land



Lot 18/86-100 Brush Rd EPPING 3076 (REI)

Agent Comments



Price: \$225,000
Method: Private Sale
Date: 01/06/2017
Rooms: -
Property Type: Land

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 Knoll Walk, Epping Vic 3076

Indicative selling price

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

Range between \$185,000 & \$195,000

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 |
|------------------------------------|-----------|--------------|
| 12 Prowse Wlk EPPING 3076 | \$239,000 | 05/04/2017 |
| Lot 19/86-100 Brush Rd EPPING 3076 | \$225,000 | 01/06/2017 |
| Lot 18/86-100 Brush Rd EPPING 3076 | \$225,000 | 01/06/2017 |