



 3  1  1.5

Rooms:
Property Type: House
Land Size: 726
Agent Comments

Indicative Selling Price
 \$500,000 - \$550,000
Median House Price
 Year ending March 2017: \$570,500

Comparable Properties

5 Dawn Ct EPPING 3076 (REI)

Agent Comments

 3  1  1

Price: \$510,000
Method: Auction Sale
Date: 18/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 623 sqm



20 Foxzami Cr EPPING 3076 (REI)

Agent Comments

 3  1  4

Price: \$520,000
Method: Auction Sale
Date: 11/02/2017
Rooms: 4
Property Type: House (Res)
Land Size: 683 sqm

25 Carlisle Dr EPPING 3076 (REI)

Agent Comments

 3  1  2

Price: \$540,000
Method: Auction Sale
Date: 10/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 827 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

18 Dryandra Avenue, Epping Vic 3076

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$570,500

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
5 Dawn Ct EPPING 3076	\$510,000	18/02/2017
20 Foxzami Cr EPPING 3076	\$520,000	11/02/2017
25 Carlisle Dr EPPING 3076	\$540,000	10/12/2016