

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

13 Teschke Walk, Epping Vic 3076

Indicative selling price

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

Range between \$595,000

&

\$620,000

Median sale price

Median price \$631,500

House

X

Unit

Suburb Epping

Period - From 01/10/2017

to

31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

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
1	223 Harvest Home Rd EPPING 3076	\$635,000	21/10/2017
2	26 San Cristobal Pass EPPING 3076	\$610,000	07/10/2017
3	28 Bail St EPPING 3076	\$600,000	03/03/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 4  2  2

Rooms: 6

Property Type: House

Land Size: 440 sqm approx

Agent Comments

Comparable Properties



223 Harvest Home Rd EPPING 3076 (REI)

Agent Comments

 5  3  3

Price: \$635,000

Method: Auction Sale

Date: 21/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 402 sqm approx

26 San Cristobal Pass EPPING 3076 (REI)

Agent Comments

 3  2  2

Price: \$610,000

Method: Auction Sale

Date: 07/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 416 sqm approx



28 Bail St EPPING 3076 (REI)

Agent Comments

 3  2  2

Price: \$600,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 461 sqm approx