

## HOUSE Offered for Sale

3 The Mill Epping VIC 3076

 3    2    2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$460,000

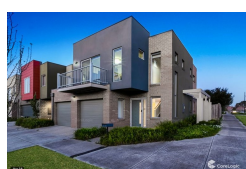



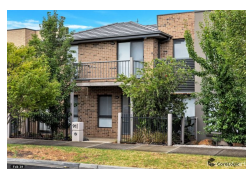



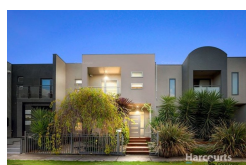



## Median Sale Price

\$564,000 Houses in Epping between 01 Sep 2018 - 31 Aug 2019

Source: CoreLogic

## 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.

	<b>31 Deco Place Epping VIC 3076</b>	Sold Price	<b>\$480,000</b>	Sold Date	<b>09-Feb-19</b>
	 3  2  2			Distance	<b>0.37km</b>
	<b>91 Lyndarum Drive Epping VIC 3076</b>	Sold Price	<b>\$480,000</b>	Sold Date	<b>01-Mar-19</b>
	 3  2  2			Distance	<b>0.62km</b>
	<b>7 Cottage Boulevard Epping VIC 3076</b>	Sold Price	<b>\$485,000</b>	Sold Date	<b>06-Jul-19</b>
	 3  2  2			Distance	<b>0.92km</b>

RS = Recent sale

UN = Undisclosed Sale

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