



## 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

39 Waterlily Drive, Epping Vic 3076

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

Range between

\$575,000

&amp;

\$632,500

**Median sale price**

Median price

\$600,000

House

X

Unit

Suburb

Epping

Period - From

01/07/2017

to

30/09/2017

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	224 Epping Rd WOLLERT 3750	\$606,000	19/08/2017
2	6 Melba St EPPING 3076	\$600,000	01/07/2017
3	1 Quartz Gr EPPING 3076	\$599,500	02/09/2017

**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.~~



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**Indicative Selling Price**

\$575,000 - \$632,500

**Median House Price**

September quarter 2017: \$600,000



4 -

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 357 sqm approx

Agent Comments

## Comparable Properties

224 Epping Rd WOLLERT 3750 (REI)

Agent Comments

4 2 -

**Price:** \$606,000

**Method:** Auction Sale

**Date:** 19/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 390 sqm approx

6 Melba St EPPING 3076 (REI/VG)

Agent Comments

4 2 4

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 01/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 542 sqm approx

1 Quartz Gr EPPING 3076 (REI)

Agent Comments

4 2 2

**Price:** \$599,500

**Method:** Auction Sale

**Date:** 02/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 296 sqm approx