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

s 39 Waterlily Drive, Epping Vic 3076 d

Indicative selling price

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

| Range between \$575,000 & \$632,500 |
|-------------------------------------|
|-------------------------------------|

Median sale price

| Median price | \$600,000 | Hou | ise 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.

| Add | dress 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

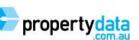
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Mason White McDougall Diamond Creek | P: 03 9438 4422

Generated: 03/11/2017 12:17

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





39 Waterlily Drive, Epping Vic 3076







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 357 sqm approx Agent Comments Lynn White 9438 4422 0419 434 111 lynn@mwmrealestate.com.au

Indicative Selling Price \$575,000 - \$632,500 Median House Price September quarter 2017: \$600,000

Comparable Properties

| 224 Epping Rd WOLLERT 3750 (REI) | Agent Comments |
|-----------------------------------------------|----------------|
| 1 | |
| 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 |
| | |
| | |
| 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 |
| 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | |
| Price: \$599,500 | |
| Method: Auction Sale | |
| Date: 02/09/2017 | |
| Rooms: - | |
| Property Type: House (Res) | |
| Land Size: 296 sqm approx | |

Account - Mason White McDougall Diamond Creek | P: 03 9438 4422

propertydata

REIV

Generated: 03/11/2017 12:17

