

MILLERSHIP & CO.



It's not about us,
it's about you.

STATEMENT OF INFORMATION

14 PLOWMAN COURT, EPPING, VIC 3076

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 PLOWMAN COURT, EPPING, VIC 3076

3 2 2

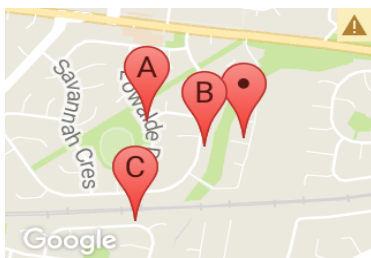
Indicative Selling Price

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

Price Range: 530,000 to 580,000

Provided by: Brett Sparks, Millership & Co Pty Ltd

MEDIAN SALE PRICE



EPPING, VIC, 3076

Suburb Median Sale Price (House)

\$523,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



25 LOWALDE DR, EPPING, VIC 3076

3 1 2

Sale Price

***\$565,000**

Sale Date: 24/08/2017

Distance from Property: 325m



99 PEPPERCORN PDE, EPPING, VIC 3076

3 1 2

Sale Price

\$552,000

Sale Date: 12/08/2017

Distance from Property: 133m



31 MAYWOOD DR, EPPING, VIC 3076

3 1 2

Sale Price

\$575,500

Sale Date: 08/07/2017

Distance from Property: 464m



This report has been compiled on 22/11/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 PLOWMAN COURT, EPPING, VIC 3076

Indicative selling price

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

Price Range:

530,000 to 580,000

Median sale price

Median price

\$523,500

House

X

Unit


Suburb

EPPING

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
25 LOWALDE DR, EPPING, VIC 3076	*\$565,000	24/08/2017
99 PEPPERCORN PDE, EPPING, VIC 3076	\$552,000	12/08/2017
31 MAYWOOD DR, EPPING, VIC 3076	\$575,500	08/07/2017