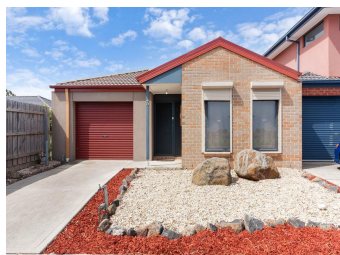


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 SHAFTESBURY DRIVE, EPPING, VIC

3 1 1

Indicative Selling Price

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

Price Range: \$380,000 to \$418,000

Provided by: Carmel Puttyfoot, Millership & Co Pty Ltd

MEDIAN SALE PRICE



EPPING, VIC, 3076

Suburb Median Sale Price (House)

\$548,000

01 April 2017 to 30 June 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.



3/51 PARK ST, EPPING, VIC 3076

3 1 2

Sale Price

\$390,000

Sale Date: 20/05/2017

Distance from Property: 1.7km



111 DUFFY ST, EPPING, VIC 3076

3 1 1

Sale Price

***\$410,000**

Sale Date: 22/07/2017

Distance from Property: 1.9km



38 BACCHUS DR, EPPING, VIC 3076

3 2 2

Sale Price

\$425,000

Sale Date: 08/05/2017

Distance from Property: 501m



This report has been compiled on 08/09/2017 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

3 SHAFTESBURY DRIVE, EPPING, VIC 3076

Indicative selling price

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

Price Range:

\$380,000 to \$418,000

Median sale price

Median price

\$548,000

House

X

Unit

Suburb

EPPING

Period

01 April 2017 to 30 June 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
3/51 PARK ST, EPPING, VIC 3076	\$390,000	20/05/2017
111 DUFFY ST, EPPING, VIC 3076	*\$410,000	22/07/2017
38 BACCHUS DR, EPPING, VIC 3076	\$425,000	08/05/2017