

## 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

635 Dalton Road, 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 \$500,000

&

\$550,000

#### Median sale price

Median price \$561,000

House

X

Unit

Suburb Epping

Period - From 01/04/2017

to

30/06/2017

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	18 Memorial Av EPPING 3076	\$570,000	06/05/2017
2	5 Combe Ct EPPING 3076	\$556,000	12/08/2017
3	601 Dalton Rd EPPING 3076	\$515,000	21/04/2017

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.~~

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 532 sqm approx

Agent Comments

**Indicative Selling Price**

\$500,000 - \$550,000

**Median House Price**

June quarter 2017: \$561,000

## Comparable Properties

**18 Memorial Av EPPING 3076 (REI/VG)**

Agent Comments

**Price:** \$570,000**Method:** Auction Sale**Date:** 06/05/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 609 sqm approx**5 Combe Ct EPPING 3076 (REI)**

Agent Comments

**Price:** \$556,000**Method:** Auction Sale**Date:** 12/08/2017**Rooms:** 4**Property Type:** House (Res)**601 Dalton Rd EPPING 3076 (REI)**

Agent Comments

**Price:** \$515,000**Method:** Sold Before Auction**Date:** 21/04/2017**Rooms:** 4**Property Type:** House (Res)