

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

12 Exodus Way, Epping Vic 3076

Indicative selling price

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

Range between \$690,000 & \$720,000

Median sale price

Median price \$612,000 House X Unit Suburb Epping

Period - From 01/01/2018 to 31/12/2018 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	2 Carisbrook Vw WOLLERT 3750	\$725,000	07/11/2018
2	8 Saintly Av WOLLERT 3750	\$677,000	04/01/2019
3	6 Eco Wik EPPING 3076	\$620,000	08/10/2018

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: Land

Land Size: 369 sqm approx

Agent Comments

Comparable Properties



2 Carisbrook Vw WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$725,000

Method: Sold Before Auction

Date: 07/11/2018

Rooms: 6

Property Type: House (Res)

Land Size: 640 sqm approx



8 Saintly Av WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$677,000

Method: Private Sale

Date: 04/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 338 sqm approx



6 Eco Wik EPPING 3076 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 08/10/2018

Rooms: 4

Property Type: House

Land Size: 330 sqm approx