



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$470,000 - \$517,000
Median House Price
 June quarter 2017: \$561,000

Comparable Properties



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)

27 Hammond Dr EPPING 3076 (REI)

Agent Comments



Price: \$490,000
Method: Sold Before Auction
Date: 08/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm approx



49 Kinlora Av EPPING 3076 (REI)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 20/03/2017
Rooms: 4
Property Type: House
Land Size: 599 sqm approx

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

11 Simon Court, Epping Vic 3076

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000

&

\$517,000

Median sale price

Median price \$561,000

House

X

Suburb

Epping

Period - From 01/04/2017

to

30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
601 Dalton Rd EPPING 3076	\$515,000	21/04/2017
27 Hammond Dr EPPING 3076	\$490,000	08/07/2017
49 Kinlora Av EPPING 3076	\$485,000	20/03/2017