

1/309 Findon Road, Epping Vic 3076

Harcourts

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Indicative Selling Price

\$380,000 - \$418,000

Median House Price

March quarter 2017: \$520,000



Rooms:

Property Type:

Agent Comments



Comparable Properties



1/9 Elaine CI EPPING 3076 (REI)

Agent Comments

3 **2** **1**

Price: \$414,000

Method: Auction Sale

Date: 04/02/2017

Rooms: 4

Property Type: Unit



2/9 Elaine CI EPPING 3076 (REI)

Agent Comments

3 **2** **1**

Price: \$407,000

Method: Auction Sale

Date: 04/02/2017

Rooms: 4

Property Type: Unit



1/70 Pentland Dr EPPING 3076 (REI)

Agent Comments

3 **1** **2**

Price: \$395,000

Method: Private Sale

Date: 06/04/2017

Rooms: 4

Property Type: Unit

Land Size: 261 sqm

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

1/309 Findon Road, Epping Vic 3076

Indicative selling price

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

Range between \$380,000

&

\$418,000

Median sale price

Median price \$520,000

House

X

Suburb Epping

Period - From 01/01/2017

to

31/03/2017

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
1/9 Elaine CI EPPING 3076	\$414,000	04/02/2017
2/9 Elaine CI EPPING 3076	\$407,000	04/02/2017
1/70 Pentland Dr EPPING 3076	\$395,000	06/04/2017