

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 Prism Walk, Epping Vic 3076

Indicative selling price

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

Single price \$459,950

Median sale price

Median price \$546,500

House

X

Unit

Suburb Epping

Period - From 01/01/2019

to 31/03/2019

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 | 12 Demeter St EPPING 3076 | \$493,500 | 20/05/2019 |
| 2 | 41 Koukoura Dr EPPING 3076 | \$470,000 | 14/01/2019 |
| 3 | 1 Courances Wik WOLLERT 3750 | \$458,500 | 30/03/2019 |

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.



 3
  2
  2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$459,950
Median House Price
 March quarter 2019: \$546,500

Comparable Properties



12 Demeter St EPPING 3076 (REI)

Agent Comments

 3
  2
  2

Price: \$493,500
Method: Private Sale
Date: 20/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 320 sqm approx



41 Koukoura Dr EPPING 3076 (VG)

Agent Comments

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Price: \$470,000
Method: Sale
Date: 14/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 300 sqm approx

1 Courances Wik WOLLERT 3750 (VG)

Agent Comments

 3
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Price: \$458,500
Method: Sale
Date: 30/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 288 sqm approx