

#### 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	12 Prism Walk, Epping Vic 3076
Including suburb and	, 11 °
postcode	

### Indicative selling price

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

#### Median sale price

Median price	\$546,500	Hou	ise X	Unit		Suburb	Epping
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

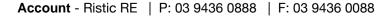
### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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 Wlk 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.







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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)





Price: \$493,500 Method: Private Sale Date: 20/05/2019

Rooms: -

Property Type: House (Res) Land Size: 320 sqm approx

**Agent Comments** 



41 Koukoura Dr EPPING 3076 (VG)





Price: \$470,000 Method: Sale Date: 14/01/2019

Rooms: -

Property Type: House (Res) Land Size: 300 sqm approx

Agent Comments

1 Courances Wlk WOLLERT 3750 (VG)





Price: \$458,500 Method: Sale Date: 30/03/2019

Rooms: -

Property Type: House (Res) Land Size: 288 sqm approx

**Agent Comments** 

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088





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