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	17 Park Street, Epping Vic 3076

Indicative selling price

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

Range between $550,000 & $605,000

Median sale price

Median price $570,000 Property Type House Suburb Epping

Period - From 01/07/2018 to 30/06/2019 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	9 Muller St EPPING 3076	$670,000	20/07/2019
2	28 Maranatha St EPPING 3076	$646,200	03/08/2019
3	12 Hastings Ct EPPING 3076	$460,000	15/06/2019

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.~~

This Statement of Information was prepared on: 11/10/2019 15:12



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price
$550,000 - $605,000
Median House Price
Year ending June 2019: $570,000

Comparable Properties

9 Muller St EPPING 3076 (VG)

4 - -

Price: $670,000
Method: Sale
Date: 20/07/2019
Property Type: House (Res)
Land Size: 512 sqm approx

Agent Comments

28 Maranatha St EPPING 3076 (REI)

4 2 2

Price: $646,200
Method: Sold Before Auction
Date: 03/08/2019
Property Type: House (Res)
Land Size: 576 sqm approx

Agent Comments



12 Hastings Ct EPPING 3076 (REI/VG)

4 1 2

Price: $460,000
Method: Auction Sale
Date: 15/06/2019
Property Type: House (Res)
Land Size: 572 sqm approx

Agent Comments

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

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.