

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

93 Redding Rise, Epping Vic 3076

Indicative selling price

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

Range between

\$490,000

&

\$520,000

Median sale price

Median price

\$600,000

House

X

Unit

Suburb

Epping

Period - From

01/04/2018

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	6 Braxholme St WOLLERT 3750	\$560,000	21/02/2019
2	7 Hennessy St EPPING 3076	\$540,000	03/05/2019
3	24 Brigantia St EPPING 3076	\$515,000	18/06/2019

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.



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Rooms:**Property Type:** House (Res)**Land Size:** 356 sqm approx

Agent Comments

Indicative Selling Price

\$490,000 - \$520,000

Median House Price

Year ending March 2019: \$600,000

Comparable Properties

**6 Branhholme St WOLLERT 3750 (VG)**

Agent Comments

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Price: \$560,000**Method:** Sale**Date:** 21/02/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 375 sqm approx**7 Hennessy St EPPING 3076 (VG)**

Agent Comments

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Price: \$540,000**Method:** Sale**Date:** 03/05/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 375 sqm approx**24 Brigantia St EPPING 3076 (REI)**

Agent Comments

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Price: \$515,000**Method:** Private Sale**Date:** 18/06/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 320 sqm approx