

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	93 Redding Rise, Epping Vic 3076
Including suburb and	
postcode	

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	Hou	use X	Unit		Suburb	Epping
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

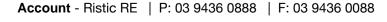
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	6 Branxholme 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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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 Branxholme St WOLLERT 3750 (VG)





Price: \$560,000 Method: Sale Date: 21/02/2019

Rooms: -

Property Type: House (Res) Land Size: 375 sqm approx

Agent Comments

7 Hennessy St EPPING 3076 (VG)

3





Price: \$540,000 Method: Sale Date: 03/05/2019

Rooms: -

Property Type: House (Res) Land Size: 375 sqm approx

Agent Comments

24 Brigantia St EPPING 3076 (REI)





Price: \$515,000 Method: Private Sale Date: 18/06/2019

Rooms: -

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

Agent Comments

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





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