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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

44 Hendersons Road Epping VIC 3076

 4  2  2

Indicative Selling Price

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

Range between \$580,000 & \$620,000

Median Sale Price

\$610,500 Houses in Epping between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	10 Greenview Court Epping VIC 3076	Sold Price	\$635,000	Sold Date	02-Oct-18
 4  2  2				Distance	0.77km
	6 Roxburgh Court Epping VIC 3076	Sold Price	\$600,000	Sold Date	29-Nov-18
 4  2  1				Distance	1.36km
	5 Calendula Circuit Epping VIC 3076	Sold Price	\$637,000	Sold Date	27-Oct-18
 4  2  2				Distance	1.59km

RS = Recent sale

UN = Undisclosed Sale

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