

23 Nesting Court, Epping Vic 3076

McGrath

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Indicative Selling Price

\$885,000

Median House Price

March quarter 2018: \$621,500



4 3 4

Rooms:

Property Type: House

Agent Comments

Comparable Properties



6 Vilcins Views EPPING 3076 (REI)

Agent Comments

4 2 3

Price: \$865,000

Method: Auction Sale

Date: 25/11/2017

Rooms: -

Property Type: House (Res)



10 Empress Av WOLLERT 3750 (REI)

Agent Comments

4 3 2

Price: \$850,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 612 sqm approx



6 Maranatha St EPPING 3076 (REI)

Agent Comments

4 2 2

Price: \$830,000

Method: Private Sale

Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 638 sqm approx

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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.

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

23 Nesting Court, Epping Vic 3076

Indicative selling price

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

Single price \$885,000

Median sale price

Median price \$621,500

House

X

Unit

Suburb Epping

Period - From 01/01/2018

to 31/03/2018

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 Vilcins Vews EPPING 3076	\$865,000	25/11/2017
2 10 Empress Av WOLLERT 3750	\$850,000	03/03/2018
3 6 Maranatha St EPPING 3076	\$830,000	18/11/2017

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.~~