

Kaan Ristic (03) 9436 0888 0412 803 075 kaan@risticrealestate.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

								, igo , ioi			
Property offered for sale											
Address Including suburb and postcode			331a Findon Road, Epping Vic 3076								
ing pric	e										
of this p	rice see	consum	ner.vic.gov.	au/unde	rquoting						
n \$500,0	000		&	\$55	0,000						
rice											
\$632,50	0	House	Х	Unit			Suburb	Epping			
01/07/2	018	to 30	/09/2018		Source	REIV					
֡֡֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜	ing price  stoode  stoode  ing price  stood, or stood, o	ing price of this price see	ing price of this price see consum (\$500,000)  rice  \$632,500  House	ing price of this price see consumer.vic.gov. n \$500,000 &  rice \$632,500 House X	ing price of this price see consumer.vic.gov.au/unde s500,000 & \$55  rice  \$632,500 House X Unit	ing price of this price see consumer.vic.gov.au/underquoting n \$500,000  House X  Unit	ing price of this price see consumer.vic.gov.au/underquoting n \$500,000  House X  Unit	ing price of this price see consumer.vic.gov.au/underquoting n \$500,000 & \$550,000  rice  \$632,500 House X Unit Suburb			

### 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.

Add	dress of comparable property	Price	Date of sale
1	59 Romano Av MILL PARK 3082	\$535,000	15/12/2018
2	7 Epsom Av EPPING 3076	\$528,000	03/11/2018
3	33 Maywood Dr EPPING 3076	\$520,000	28/11/2018

#### 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.

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





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**Indicative Selling Price** \$500,000 - \$550,000 **Median House Price** September quarter 2018: \$632,500



Property Type: House (Res) Land Size: 547 sqm approx

Agent Comments

# Comparable Properties



59 Romano Av MILL PARK 3082 (REI)





Price: \$535,000 Method: Auction Sale Date: 15/12/2018

Rooms: 4

Property Type: House (Res) Land Size: 572 sqm approx

**Agent Comments** 



7 Epsom Av EPPING 3076 (VG)



Price: \$528,000 Method: Sale Date: 03/11/2018

Rooms: -

Property Type: House (Res) Land Size: 544 sqm approx

Agent Comments

33 Maywood Dr EPPING 3076 (REI)

**---** 3





Price: \$520,000

Method: Sold Before Auction

Date: 28/11/2018

Rooms: -

Property Type: House

**Agent Comments** 

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