

## 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

331a Findon Road, Epping Vic 3076

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000

&amp;

\$550,000

**Median sale price**

Median price \$632,500

House

X

Unit

Suburb Epping

Period - From 01/07/2018

to

30/09/2018

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	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.



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 547 sqm approx

Agent Comments

## Comparable Properties



**59 Romano Av MILL PARK 3082 (REI)**

Agent Comments



**Price:** \$535,000

**Method:** Auction Sale

**Date:** 15/12/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 572 sqm approx



**7 Epsom Av EPPING 3076 (VG)**

Agent Comments



**Price:** \$528,000

**Method:** Sale

**Date:** 03/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 544 sqm approx

**33 Maywood Dr EPPING 3076 (REI)**

Agent Comments



**Price:** \$520,000

**Method:** Sold Before Auction

**Date:** 28/11/2018

**Rooms:** -

**Property Type:** House