

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	20 Keith Avenue, Epping Vic 3076
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Indicative selling price

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

Range between	\$450,000	&	\$495,000
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Median sale price

Median price	\$561,000	House	X	Unit		Suburb	Epping
Period - From	01/04/2017	to	30/06/2017	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	25 Severn St EPPING 3076	\$470,502	22/04/2017
2	104 Northumberland Dr EPPING 3076	\$465,000	10/06/2017
3	34 Plowman Ct EPPING 3076	\$460,000	30/03/2017

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.~~



 3  - 

Rooms:

Property Type: House (Res)

Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median House Price

June quarter 2017: \$561,000

Comparable Properties



25 Severn St EPPING 3076 (REI/VG)

Agent Comments

 3  1  2

Price: \$470,502

Method: Auction Sale

Date: 22/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 572 sqm approx



104 Northumberland Dr EPPING 3076 (REI/VG) **Agent Comments**

 3  2  1

Price: \$465,000

Method: Auction Sale

Date: 10/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 584 sqm approx



34 Plowman Ct EPPING 3076 (REI/VG)

Agent Comments

 3  2  2

Price: \$460,000

Method: Sold Before Auction

Date: 30/03/2017

Rooms: 5

Property Type: House (Res)

Land Size: 531 sqm approx