Statement of Information

Sections 47AF of the Estate Agents Act 1980

63 Memorial Avenue, EPPING 3076

Indicative selling price

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

Range $1,200,000 - $1,300,000

Median sale price

Median **House** for **EPPING** for period **Jul 2017 - Aug 2018**

Sourced from **Core Logic RP Data**.

$685,000

Comparable property sales

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 the most comparable to the property for sale.

38 Cooper Street, Epping 3076

Price **$1,356,000** Sold 24 March 2018

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

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic RP Data.

Ace Real Estate

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