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### House Offered for Sale

1 Orana Place Epping VIC 3076

3 2 1

### Indicative Selling Price

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

Range between \$540,000 & \$590,000

### Median Sale Price

\$468,000 Houses in Epping between May 2016 - Apr 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**5 Centurion Court Epping VIC 3076** Sold Price **\$570,000** Sold Date **07-Apr-17**  
 Distance **1.17km**

3 2 2



**3 Nicholas Street Epping VIC 3076** Sold Price **\$569,000** Sold Date **26-Dec-16**  
 Distance **0.45km**

3 2 2



**63 Northumberland Drive Epping VIC 3076** Sold Price **\$540,000** Sold Date **27-Feb-17**  
 Distance **1.29km**

3 2 2

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