

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

1/1 Grimwade Court, Epping Vic 3076

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000

&

\$440,000

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	1/17 packard course MILL PARK 3082	\$467,000	22/08/2017
2	2/18 Farnham Cr MILL PARK 3082	\$455,000	03/06/2017
3	1/210 Childs Rd MILL PARK 3082	\$440,000	27/05/2017

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.~~



Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



1/17 packard course MILL PARK 3082 (REI)

Agent Comments



Price: \$467,000

Method: Private Sale

Date: 22/08/2017

Rooms: -

Property Type: Townhouse (Single)

Land Size: 315 sqm approx



2/18 Farnham Cr MILL PARK 3082 (REI)

Agent Comments



Price: \$455,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 6

Property Type: Unit

Land Size: 254 sqm approx



1/210 Childs Rd MILL PARK 3082 (REI)

Agent Comments



Price: \$440,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 4

Property Type: House (Res)