

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 10 PLUSH COURT, EPPING VIC 3076

### Indicative selling price

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

Single price \$  or range between \$500,000 & \$550,000

### Median sale price

Median price \$520,000 House ☒ Unit ☐ Suburb EPPING VIC 3076

Period - From 01/01/2017 to 31/03/2017 Source PROPERTY DATA

### Comparable property sales

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 – 7 FERNTREE CLOSE EPPING	\$597,000	30/05/2017
2 – 37 BRUNSWICK DRIVE EPPING	\$561,000	01/05/2017
3 –46 WUCHATSCH AVENUE EPPING	\$541,000	22/04/2017

[www.professionalstaylorlakes.com.au](http://www.professionalstaylorlakes.com.au)