

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	320 Findon Road, Epping Vic 3076
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$525,000	&	\$550,000

Median sale price

Median price	\$605,000	Hou	se X	Unit		Suburb	Epping
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

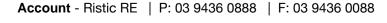
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	3 Lido Ct EPPING 3076	\$640,000	01/07/2018
2	13 Roche Ct EPPING 3076	\$595,000	09/08/2018
3	24 Lowalde Dr EPPING 3076	\$592,000	22/08/2018

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.







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Rooms:

Property Type: House **Land Size:** 535 sqm approx

Agent Comments

Indicative Selling Price \$525,000 - \$550,000 Median House Price June quarter 2018: \$605,000

Comparable Properties

3 Lido Ct EPPING 3076 (REI)

=|3 **=**|2 **=**|

Price: \$640,000 Method: Private Sale Date: 01/07/2018

Rooms: -

Property Type: House (Res)

Agent Comments

13 Roche Ct EPPING 3076 (REI)

•**—** 3

— 1



Price: \$595,000 **Method:** Auction Sale **Date:** 09/08/2018

Rooms: -

Property Type: House (Res) **Land Size:** 527 sqm approx

Agent Comments

24 Lowalde Dr EPPING 3076 (REI)









Method: Sold Before Auction

Date: 22/08/2018

Rooms: -

Property Type: House

Agent Comments

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088





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