

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

320 Findon Road, Epping Vic 3076

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

House

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.

	Address 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.



 3  1  2

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)

Agent Comments

 3  2  2

Price: \$640,000
Method: Private Sale
Date: 01/07/2018
Rooms: -
Property Type: House (Res)



13 Roche Ct EPPING 3076 (REI)

Agent Comments

 3  1  2

Price: \$595,000
Method: Auction Sale
Date: 09/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 527 sqm approx



24 Lowalde Dr EPPING 3076 (REI)

Agent Comments

 3  1  2

Price: \$592,000
Method: Sold Before Auction
Date: 22/08/2018
Rooms: -
Property Type: House