



Nicholas Matkin

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Indicative Selling Price

\$1,750,000 - \$1,925,000

Median House Price

March quarter 2017: \$500,000



Rooms:

Property Type:

Agent Comments

Comparable Properties

2a Forum Way EPPING 3076 (VG)

Agent Comments



Price: \$1,871,915

Method: Sale

Date: 14/02/2016

Rooms: -

Property Type: Development Site (Res)

Land Size: 3844 sqm approx



72a Saltlake Blvd WOLLERT 3750 (REI)

Agent Comments



Price: \$1,770,000

Method: Private Sale

Date: 12/12/2016

Rooms: -

Property Type: Land

140 Summerhill Rd WOLLERT 3750 (VG)

Agent Comments



Price: \$1,625,000

Method: Sale

Date: 30/05/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 80900 sqm approx



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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

515 Epping Road, Wollert Vic 3750

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$500,000 House X Suburb or locality Wollert

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
2a Forum Way EPPING 3076	\$1,871,915	14/02/2016
72a Saltlake Blvd WOLLERT 3750	\$1,770,000	12/12/2016
140 Summerhill Rd WOLLERT 3750	\$1,625,000	30/05/2016