STATEMENT OF INFORMATION

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HOUSE Offered for Sale

111 Derby Drive Epping VIC 3076

4 2 2

Indicative Selling Price

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

Range between $560,000 & $610,000

Median Sale Price

$551,000 Houses in Epping between Feb 2017 - Jan 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3 Belvedere Court Epping VIC 3076 Sold Price **$620,000** Sold Date **02-Sep-17**

4 2 2 Distance **0.59km**



17 Baystone Road Epping VIC 3076 Sold Price **$600,000** Sold Date **25-Nov-17**

4 2 2 Distance **0.61km**



6 Daimler Court Epping VIC 3076 Sold Price **$625,000** Sold Date **02-Nov-17**

4 2 2 Distance **1.65km**

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