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 Including suburb and postcode	7 EGERTON GROVE, EPPING VIC 3076

Indicative selling price

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

Range Between	$620,000	&	$640,000

Median sale price

Median price	$585,000	House	X	Suburb	EPPING
Period - From	1/6/18	to	31/5/19	Source	RPDATA

Comparable property sales

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.