

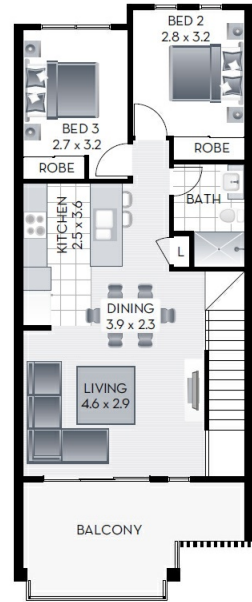
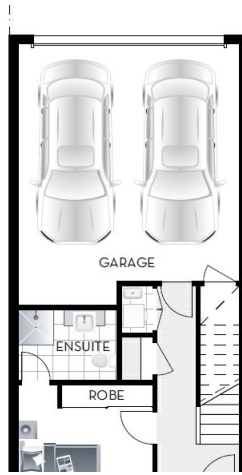
HDT.

3

2

2

Overall House  
166.42 m<sup>2</sup>



## Statement of Information

Section n 47AF of the Estate Agents Act 1980

Property offered for sale  
Lot 5069 Milyan Way,  
EPPING 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$454,900**

### Median sale price

Median **Unit** for **EPPING** for period **Jul 2019 - Sep 2019**

Sourced from **Price finder**.

**\$395,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**3/20C Maserati Drive,**  
Epping 3076

Price **\$452,500** Sold 16 April  
2019

**22C Redding Rise,**  
Epping 3076

Price **\$470,000** Sold 08  
March 2019

**91 Lyndarum Drive,**  
Epping 3076

Price **\$480,000** Sold 27  
February 2019

This Statement of Information was prepared on 15th Nov 2019


### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price finder.

### Bombay Real Estate

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WOLLERT VIC 3750

### Contact agents

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