



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**18F Houston Street,
EPPING 3076**

House

2 beds

2 baths

Indicative selling price

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

Single price \$449,000

Median sale price

Median **House** for **EPPING** for period **Oct 2018 - Sep 2019**
Sourced from **Pricefinder**.

\$530,000

Comparable property sales

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 the most comparable to the property for sale.

18A Houston Street,
Epping 3076

Price **\$471,500** Sold 25
September 2019

4 Sutherland Court,
Epping 3076

Price **\$482,000** Sold 16 June
2019

18D Houston Street,
Epping 3076

Price **\$474,000** Sold 28
August 2019

This Statement of Information was prepared on 13th 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 Pricefinder.

The Mint Real Estate Agents

500 B Plenty Road,
Mill Park VIC 3082

Contact agents

 Marianne Ettia

039 4378155
040 1436630

marianne@themintrealestate.com.au

THE MINT