

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**18E Houston Street,  
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 \$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.

<b>18A Houston Street,</b> Epping 3076	Price <b>\$471,500</b> Sold 25 September 2019
<b>4 Sutherland Court,</b> Epping 3076	Price <b>\$482,000</b> Sold 16 June 2019
<b>18D Houston Street,</b> Epping 3076	Price <b>\$474,000</b> Sold 28 August 2019

This Statement of Information was prepared on 18th 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.

House

2 beds

2 baths

### The Mint Real Estate Agents

500 B Plenty Road,  
Mill Park VIC 3082

### Contact agents



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