

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

	Section 47/							AF of the Estate Agents Act 1980			
Property offer	ed for s	sale									
Address Including suburb and postcode		18b Housto	on Stre	eet, Eppin	g Vic 30	076					
Indicative sell	ing pric	ce									
For the meaning	of this p	orice see co	nsume	er.vic.gov	.au/und	erquoting					
Single price	\$570,0	000									
Median sale p	rice										
Median price	n price \$605,000 House X							Suburb Epping			
Period - From	d - From 01/04/2018 to 30/06/2018 Source						REI	REIV			
Comparable p	roperty	sales (*D	elete	A or B b	elow a	s applica	ble)	)			
	that the	estate ager						roperty for sale to be most cor			
Address of comparable property							Price		ate of sale		
1											
2											
3											
OR											
<b>B</b> * The esta	ate agen	ıt or agent's	repres	sentative	reasona	ably believe	es th	at fewer than t	nree c	comparable	

properties were sold within two kilometres of the property for sale in the last six months.

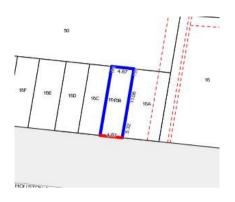
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Indicative Selling Price \$570,000 Median House Price June quarter 2018: \$605,000

## Comparable Properties

Lot 4/18a Houston St EPPING 3076 (REI)

💾 3 늘 2 🛱

Price: \$585,000 Method: Private Sale Date: 30/06/2018

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



13 Chocolate Lilly St EPPING 3076 (REI)

**4**3 **-**2 **-**

Price: \$538,000

Method: Sold Before Auction

Date: 16/07/2018

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 

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.

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