



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 3 Epsom Avenue, EPPING 3076

House

6 beds

3 baths

2 parking

### Indicative selling price

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

**Single price \$690,000**

### Median sale price

Median **House** for **EPPING** for period **Jul 2018 - Jun 2019**  
Sourced from **Pricefinder**.

**\$553,000**

### 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.

**30 Kalman Road,**  
Epping 3076

Price **\$648,000** Sold 05  
August 2019

**8 Dorrington Court,**  
Mill Park 3082

Price **\$671,000** Sold 17 June  
2019

**9 Saunders Crescent,**  
Epping 3076

Price **\$679,000** Sold 25 May  
2019

This Statement of Information was prepared on 19th Oct 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.

### SKAD Real Estate Thomastown

177 High Street,  
Thomastown VIC 3074

### Contact agents



Dave Singh

03 9077 9937  
0430 327 172

[dave.singh@skadrealestate.com.au](mailto:dave.singh@skadrealestate.com.au)



Chetan Chauhan

03 9077 9937  
0433 433 737

[chetan.chauhan@skadrealestate.com.au](mailto:chetan.chauhan@skadrealestate.com.au)

