

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Bernhardt Drive, Epping Vic 3076

Indicative selling price

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

Range between \$580,000

&

\$638,000

Median sale price

Median price \$591,000

Property Type House

Suburb Epping

Period - From 01/10/2019

to 31/12/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

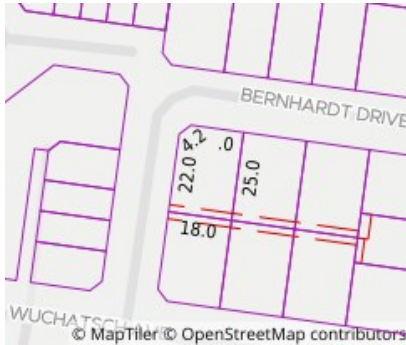
	Address of comparable property	Price	Date of sale
1	3 Starlight Gdns EPPING 3076	\$645,000	09/11/2019
2	8 Cerise Av EPPING 3076	\$622,000	14/12/2019
3	14 Daybreak St EPPING 3076	\$590,000	07/12/2019

OR

~~**B*** 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.~~

This Statement of Information was prepared on:

14/02/2020 17:01



Property Type: Land
Agent Comments

Indicative Selling Price
\$580,000 - \$638,000
Median House Price
December quarter 2019: \$591,000

Comparable Properties

3 Starlight Gdns EPPING 3076 (REI/VG)

Agent Comments



Price: \$645,000
Method: Auction Sale
Date: 09/11/2019
Property Type: House (Res)
Land Size: 393 sqm approx



8 Cerise Av EPPING 3076 (REI)

Agent Comments



Price: \$622,000
Method: Auction Sale
Date: 14/12/2019
Rooms: 4
Property Type: House (Res)



14 Daybreak St EPPING 3076 (REI)

Agent Comments



Price: \$590,000
Method: Auction Sale
Date: 07/12/2019
Rooms: 4
Property Type: House (Res)