



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 11 Epsom Avenue, EPPING 3076

### Indicative selling price

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

**Range \$490,000 - \$525,000**

### Median sale price

Median **House** for **EPPING** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$600,000**

### 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.

**331 Findon Road,**  
Epping 3076

**Price \$530,000** Sold 15  
February 2019

**13 Glendale Avenue,**  
Epping 3076

**Price \$485,000** Sold 17  
January 2019

**23 Greenbrook Drive,**  
Epping 3076

**Price \$490,000** Sold 10  
November 2018

This Statement of Information was prepared on 16th Sep 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.

### Stockdale & Leggo Epping

742 High Street,  
Epping VIC 3076

### Contact agents



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**Stockdale  
& Leggo**