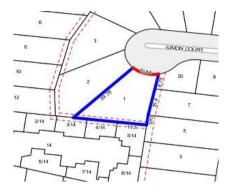
### 1 Simon Court, Epping Vic 3076

# hockingstuart





Rooms: Property Type: House Land Size: 707.796 sqm Agent Comments Indicative Selling Price \$612,000 - \$655,000 Median House Price March quarter 2017: \$520,000

## **Comparable Properties**

18 Dryandra Av EPPING 3076 (REI) 3 • - • • - Price: \$652,500 Method: Auction Sale Date: 03/06/2017 Rooms: - Property Type: House (Res) Land Size: 725 sqm	Agent Comments
15 Barnard Ct EPPING 3076 (REI) 4 2 2 2 Price: \$630,000 Method: Auction Sale Date: 27/05/2017 Rooms: - Property Type: House (Res) Land Size: 635 sqm	Agent Comments
5 Ealing CI EPPING 3076 (REI) 5 2 3 Price: \$612,500 Method: Auction Sale Date: 22/04/2017 Rooms: - Property Type: House (Res) Land Size: 837 sqm	Agent Comments

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

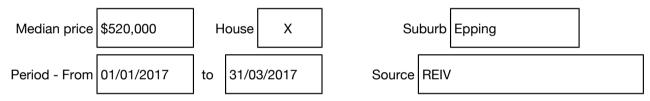
Address Including suburb and	1 Simon Court, Epping Vic 3076
Ũ	
postcode	

#### Indicative selling price

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

Range between	\$612,000	&	\$655,000		
				_	

#### Median sale price



#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
18 Dryandra Av EPPING 3076	\$652,500	03/06/2017
15 Barnard Ct EPPING 3076	\$630,000	27/05/2017
5 Ealing CI EPPING 3076	\$612,500	22/04/2017

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