



**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)**

**Agent Comments**



**Price:** \$652,500  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 725 sqm



**15 Barnard Ct EPPING 3076 (REI)**

**Agent Comments**



**Price:** \$630,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 635 sqm

**5 Ealing Ct EPPING 3076 (REI)**

**Agent Comments**



**Price:** \$612,500  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 837 sqm

## 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

1 Simon Court, Epping Vic 3076

#### Indicative selling price

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

Range between

\$612,000

&

\$655,000

#### Median sale price

Median price

\$520,000

House

X

Suburb

Epping

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### 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 Cl EPPING 3076	\$612,500	22/04/2017