

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	18 Houston Street, Epping Vic 3076
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Indicative selling price

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

Single price	\$499,000
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Median sale price

Median price	\$371,250	House		Unit	X	Suburb	Epping
Period - From	01/10/2018	to	31/12/2018	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		
2		
3		

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.



Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$499,000
Median Unit Price
December quarter 2018: \$371,250

Comparable Properties

31 Knoll Wlk EPPING 3076 (REI/VG)

Agent Comments



Price: \$510,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 327 sqm approx



4 Helios Wlk EPPING 3076 (REI/VG)

Agent Comments



Price: \$500,000
Method: Auction Sale
Date: 28/10/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 174 sqm approx

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.