

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

20 Edith Street Epping Vic 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$440,000 & \$460,000

Median sale price

(*Delete house or unit as applicable)

\$614,000 *House *Unit X Suburb EPPING

Period - From 1st October 2017 to 30th September 2018 Source Price Finder

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
5 McKillop Ave, Epping	\$510,000	03/5/2018
24 Epsom Rd, Epping	\$510,000	26/06/2018
3/32 Kinlora Ave, Epping	\$492,600	11/08/2018