



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 12 The Mears, EPPING 3076

Indicative selling price

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

Range \$590,000 - \$640,000

Median sale price

Median **House** for **EPPING** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$530,000

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.

364 Findon Road,
Epping 3076

Price **\$605,000** Sold 30 May
2019

1 The Mears,
Epping 3076

Price **\$597,000** Sold 29 June
2019

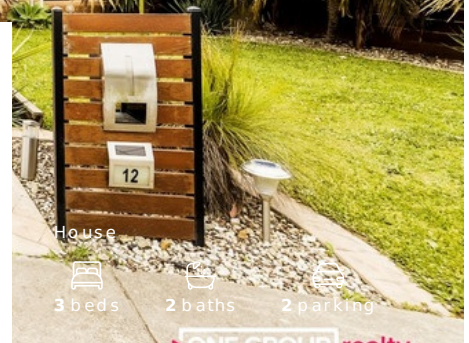
10 LARKSPUR CL,
Epping 3076

Price **\$630,500** Sold 15 June
2019

This Statement of Information was prepared on 18th Oct 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.



One Group Realty

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Epping VIC 3076

Contact agents



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