



Statement of Information

Sections 47AF of the Estate Agents Act 1980

25 Amphion Street, EPPING 3076

Indicative selling price

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

Single price \$ 529,000

Median sale price

Median **House** for **Epping** for period **Oct 2016 - Mar 2017**
Sourced from **Pricefinder**.

\$ 482,750

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 the most comparable to the property for sale.

138 Epping Road, Epping 3076	Price \$ 500,000 Sold 24 August 2016
22 Waterlilly Drive, Epping 3076	Price \$ 480,000 Sold 29 August 2016
4 Minerva Rise, Epping 3076	Price \$ 515,000 Sold 24 August 2017

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.

Contact agents

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