



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 13 Anglers Drive, EPPING 3076

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range from \$ 570,000 - \$ 600,000**

### Median sale price

Median **House** for **EPPING DC** for period **Mar 2016 - Mar 2017**

Sourced from **RP Data**.

**\$ 471,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**16 Billabong Circuit,**  
Epping 3076

Price **\$ 580,000** Sold 18 February 2017

**17 Gatestone Road,**  
Epping 3076

Price **\$ 599,000** Sold 29 April 2017

**15 Ockletree Place,**  
Epping 3076

Price **\$ 590,000** Sold 28 March 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 RP Data.

### Contact agents

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