

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

6 Yvette Court, Epping Vic 3076

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$600,000

House

X

Unit

Suburb

Epping

Period - From

01/07/2017

to

30/09/2017

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	29 Vautier PI SOUTH MORANG 3752	\$541,000	16/09/2017
2	14 The Avenue SOUTH MORANG 3752	\$540,000	09/09/2017
3	12 Cabot Dr EPPING 3076	\$500,000	27/05/2017

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.~~



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Rooms:**Property Type:** House (Previously Occupied - Detached)**Land Size:** 464 sqm approx

Agent Comments

Indicative Selling Price

\$550,000

Median House Price

September quarter 2017: \$600,000

Comparable Properties

**29 Vautier PI SOUTH MORANG 3752 (REI)**

Agent Comments

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Price: \$541,000**Method:** Auction Sale**Date:** 16/09/2017**Rooms:** -**Property Type:** House**Land Size:** 312 sqm approx**14 The Avenue SOUTH MORANG 3752 (REI/VG)**

Agent Comments

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Price: \$540,000**Method:** Auction Sale**Date:** 09/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 365 sqm approx**12 Cabot Dr EPPING 3076 (REI/VG)**

Agent Comments

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  2

Price: \$500,000**Method:** Auction Sale**Date:** 27/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 559 sqm approx