



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Tanika Walk, EPPING 3076

House

  
3 beds

  
1 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 \$440,000 - \$480,000

### Median sale price

Median **House** for **EPPING** for period **Jul 2016 - Jun 2017**  
Sourced from **pricefinder**.

## \$490,500

### 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.

**32 Numurkah Common,** Price **\$447,500** Sold 21 July 2017  
Epping 3076

**12 Daybreak Street,** Price **\$456,000** Sold 28 February 2017  
Epping 3076

**13 Markham Street,** Price **\$467,000** Sold 19 August 2017  
Wollert 3750

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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