

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

7 Tulum Lane,  
EPPING 3076

Unit

3 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 \$400,000 - \$440,000**

### Median sale price

Median **Unit** for **EPPING** for period **Oct 2016 - Sep 2017**

Sourced from **pricefinder**.

**\$374,000**

### 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.

**3/51 Park Street,**  
Epping 3076

**Price \$390,000** Sold 20 May 2017

**3 Memorial Avenue,**  
Epping 3076

**Price \$420,000** Sold 31 July 2017

**1/79 Rufus Street,**  
Epping 3076

**Price \$440,000** Sold 05 July 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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