

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 4/12 Dryandra Avenue, Epping

### Indicative selling price

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

Range Between: \$390,000 & \$429,000

### Median sale price

Median price \$601,000 House X Suburb Epping  
Period - From July 2017 to June 2018 Source Realestate.com.au

### Comparable property sales

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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