



# STATEMENT OF INFORMATION

14 LOUGHTON AVENUE, EPPING, VIC-3076

PREPARED BY SONYA MILEVSKI, ICONEK ESTATE AGENTS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 LOUGHTON AVENUE, EPPING, VIC 3076**  4  2  2

### Indicative Selling Price

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

Price Range: **\$850,000 to \$900,000**

Provided by: Sonya Milevski, Iconek Estate Agents

## MEDIAN SALE PRICE




### EPPING, VIC, 3076

Suburb Median Sale Price (House)

**\$610,000**

01 January 2018 to 30 June 2018

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



### 18 KYABRAM ST, EPPING, VIC 3076

2

Sale Price

**\$975,000**

Sale Date: 13/01/2018

 4  3 



Distance from Property: 612m



### 6 PRIBISLAW CRES, EPPING, VIC 3076

2

Sale Price

**\$1,072,500**

Sale Date: 21/12/2017

 4  2 



Distance from Property: 723m



6 COLDSTREAM AVE, EPPING, VIC 3076

 4  2  2

Sale Price

**\$905,000**

Sale Date: 18/03/2017



Distance from Property: 1.2km

**This report has been compiled on 03/07/2018 by Iconek Estate Agents. Property Data Solutions Pty Ltd 2018 - [www.pricerfinder.com.au](http://www.pricerfinder.com.au)**

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

14 LOUGHTON AVENUE, EPPING, VIC 3076

Address

Including suburb and postcode

### Indicative selling price

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

Price Range:

\$880,000 to \$920,000

### Median sale price

Median price

\$610,000

House

Unit

Suburb

EPPING

Period

01 January 2018 to 30 June 2018

Source

 pricfinder

### 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 most comparable to the property for sale.

Address of comparable property

Price

Date of sale

18 KYABRAM ST, EPPING, VIC 3076	\$975,000	13/01/2018
6 PRIBISLAW CRES, EPPING, VIC 3076	\$1,072,500	21/12/2017
6 COLDSTREAM AVE, EPPING, VIC 3076	\$905,000	18/03/2017