# STATEMENT OF INFORMATION

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14 LOUGHTON AVENUE, EPPING, VIC-3076 PREPARED BY SONYA MILEVSKI, ICONEK ESTATE AGENTS

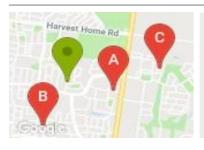


### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



**MEDIAN SALE PRICE** 



# EPPING, VIC, 3076

Suburb Median Sale Price (House)

# \$610,000

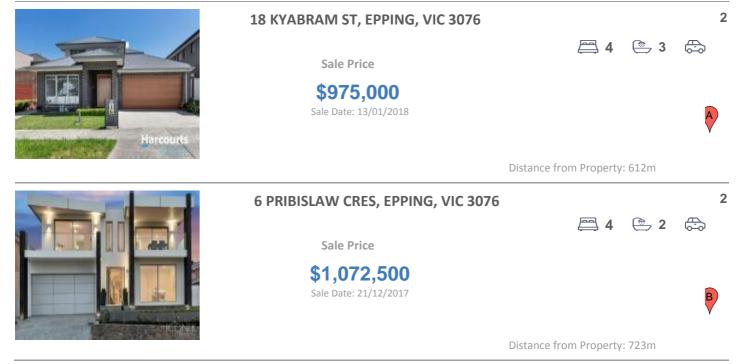
01 January 2018 to 30 June 2018

Provided by: pricefinder

ICONEK

# **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.



6 COLDSTREAM AVE, EPPING, VIC 3076





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.pricefinder.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 Address

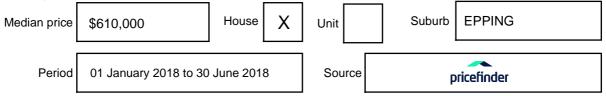
## Indicative selling price

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

Price Range:

\$880,000 to \$920,000

### Median sale price



### **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 |