

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Property offered for sale

7 Hermione Terrace, Epping Vic 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$380,000 & \$399,000

### Median sale price

(\*Delete house or unit as applicable)

\$395,076 \*House  \*Unit X Suburb  EPPING  
Period - From  1<sup>st</sup> October 2017 to  30<sup>th</sup> September 2018 Source  Price Finder

### Comparable property sales (\*Delete A or B below as applicable)

A\* ~~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
4 Wynette Crt, Epping	\$420,000	17/11/2018
7A Hermione Tce, Epping	\$425,000	25/06/2018
5/7 Kalman Rd, Epping	\$440,000	04/08/2018