LOVE & CO

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1 Conservation Walk, Epping Vic 3076

Indicative selling price

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

Range between	$490,000	&	$539,000

Median sale price

Median price	$632,500	House	X	~~Unit~~		Suburb	Epping
Period - From	01/07/2018	to	30/09/2018	Source	REIV		

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
1	13 Chocolate Lilly St EPPING 3076	$538,000	16/07/2018
2	5 Cadiz Wlk EPPING 3076	$510,000	06/10/2018
3	18 Great Brome Av EPPING 3076	$491,000	27/10/2018

OR

~~**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.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms:
Property Type:

Agent Comments

Indicative Selling Price
$490,000 - $539,000
Median House Price
September quarter 2018: $632,500

Comparable Properties



13 Chocolate Lilly St EPPING 3076 (REI)

3 2 2

Price: $538,000
Method: Sold Before Auction
Date: 16/07/2018
Rooms: -
Property Type: Townhouse (Res)

Agent Comments



5 Cadiz Wlk EPPING 3076 (REI)

3 2 2

Price: $510,000
Method: Auction Sale
Date: 06/10/2018
Rooms: -
Property Type: House

Agent Comments



18 Great Brome Av EPPING 3076 (REI)

3 2 2

Price: $491,000
Method: Auction Sale
Date: 27/10/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 223 sqm approx

Agent Comments

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