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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

8 Orana Place Epping VIC 3076

 4  1  3

## Indicative Selling Price

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

Range between \$565,000 & \$615,000













## Median Sale Price

\$610,000 Houses in Epping between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>1 Yeadon Court Epping VIC 3076</b>	Sold Price	<b>\$568,000</b>	Sold Date	<b>21-Jul-18</b>
	 4  2  2			Distance	<b>1.42km</b>
	<b>11 Zimmer Court Epping VIC 3076</b>	Sold Price	<b>\$602,500</b>	Sold Date	<b>21-Jul-18</b>
	 3  1  4			Distance	<b>1.58km</b>
	<b>88 Peppercorn Parade Epping VIC 3076</b>	Sold Price	<b>\$614,000</b>	Sold Date	<b>18-Aug-18</b>
	 3  1  2			Distance	<b>1.85km</b>

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