



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 49 Wuchatsch Avenue, EPPING 3076

### Indicative selling price

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

**Range \$630,000 - \$693,000**

### Median sale price

Median **House** for **EPPING** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$585,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**36 Bail Street,**  
Epping 3076

Price **\$680,000** Sold 17  
December 2017

**16 Shields Street,**  
Epping 3076

Price **\$640,000** Sold 14  
October 2017

**5 Claremont Place,**  
Epping 3076

Price **\$676,000** Sold 10  
February 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Ray White Epping

769 High Street,  
Epping VIC 3076

#### Contact agents



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**RayWhite**