

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

208/76 Epping Road Epping VIC 3076

Indicative selling price

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

Single Price

or range
between

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Epping

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

4/86 Epping Road Epping VIC 3076	\$362,000	06-Oct-20
208/90 Epping Road Epping VIC 3076	\$356,000	30-Apr-21
9/12 Kirkland Court Epping VIC 3076	\$410,000	25-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 04 March 2022

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4/86 Epping Road Epping VIC 3076 Sold Price **\$362,000** Sold Date **06-Oct-20**

 2  2  1

Distance **0.09km**



208/90 Epping Road Epping VIC 3076 Sold Price **\$356,000** Sold Date **30-Apr-21**

 2  2  1

Distance **0.13km**



9/12 Kirkland Court Epping VIC 3076 Sold Price **\$410,000** Sold Date **25-Oct-21**

 2  1  1

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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