

## 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

41 Ambrosia Close 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

\$975,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Epping

Period-from

01 Feb 2021

to

31 Jan 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

20 Lichen Way Epping VIC 3076	\$1,100,000	27-Oct-21
59 Brush Road Epping VIC 3076	\$955,000	23-Oct-21
7 Taberer Court Epping VIC 3076	\$841,000	16-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: 08 February 2022

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**20 Lichen Way Epping VIC 3076**

Sold Price **\$1,100,000** Sold Date **27-Oct-21**

 4  2  2

Distance **1.97km**



**59 Brush Road Epping VIC 3076**

Sold Price **\$955,000** Sold Date **23-Oct-21**

 4  2  2

Distance **1.51km**



**7 Taberer Court Epping VIC 3076**

Sold Price **\$841,000** Sold Date **16-Oct-21**

 4  2  2

Distance **0.81km**

RS = Recent sale      UN = Undisclosed Sale

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