

## 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

24 DRAPER CRESCENT 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

\$740,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

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

7 CANTERBURY GROVE EPPING VIC 3076	\$747,000	08-Nov-21
45 HERLITZ DRIVE EPPING VIC 3076	\$750,000	30-Oct-21
10 FREWIN STREET EPPING VIC 3076	\$766,000	07-Mar-22

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: 24 March 2022

Maya Anandan  
 P 0394014004  
 M 0410290421  
 E maya@onegrouprealty.com.au



**7 CANTERBURY GROVE EPPING VIC 3076**

4 2 2

Sold Price **\$747,000** Sold Date **08-Nov-21**

Distance -



**45 HERLITZ DRIVE EPPING VIC 3076**

3 2 2

Sold Price **\$750,000** Sold Date **30-Oct-21**

Distance **0.14km**



**10 FREWIN STREET EPPING VIC 3076**

4 2 2

Sold Price <sup>RS</sup> **\$766,000** Sold Date **07-Mar-22**

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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