

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

8 Seeber Street 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

\$545,000

&

\$599,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$441,500

Property type

Unit

Suburb

Epping

Period-from

01 Nov 2020

to

31 Oct 2021

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

9 Duke Street Epping VIC 3076	\$575,000	13-Nov-21
9 Highgate Hill Epping VIC 3076	\$566,000	18-Sep-21
3 Cadiz Walk Epping VIC 3076	\$600,000	11-Nov-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: 22 November 2021



9 Duke Street Epping VIC 3076

Sold Price

^{RS}

\$575,000

Sold Date

13-Nov-21



3



2



2

Distance

1.39km



9 Highgate Hill Epping VIC 3076

Sold Price

\$566,000

Sold Date

18-Sep-21



3



2



2

Distance

1.43km



3 Cadiz Walk Epping VIC 3076

Sold Price

^{RS}

\$600,000

Sold Date

11-Nov-21



3



2



2

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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