

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

775 EDGARS 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Epping

Period-from

01 Aug 2021

to

31 Jul 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

771 EDGARS ROAD EPPING VIC 3076	\$515,000	06-Apr-22
14 ZINNOBER GARDENS EPPING VIC 3076	\$557,000	25-Jun-22
826 EDGARS ROAD EPPING VIC 3076	\$514,000	08-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.~~

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771 EDGARS ROAD EPPING VIC 3076

3 2 2

Sold Price **\$515,000** Sold Date **06-Apr-22**

Distance **0.01km**



14 ZINNOBER GARDENS EPPING VIC 3076

3 2 2

Sold Price ^{RS} **\$557,000** Sold Date **25-Jun-22**

Distance **0.27km**



826 EDGARS ROAD EPPING VIC 3076

3 2 2

Sold Price **\$514,000** Sold Date **08-Nov-21**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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