

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

4 SHEALES WAY EPPING VIC 3076

Address  
Including suburb and postcode

### 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)

or range  
Single  
between

Price &

\$865,000

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Epping

Period-from

28Jan 2023

to

28 Jul 2023

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

41 WUCHATSCH AVENUE EPPING VIC 3076

\$900,000

03-Jun-23

19 CLAREMONT PLACE EPPING VIC 3076

\$876,000

18-Feb-23

15 VILCINS VIEWS EPPING VIC 3076

\$942,500

22-Apr-23

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: 26 July 2023



**41 WUCHATSCH AVENUE EPPING  
VIC 3076**

 4  2  2

Sold Price

<sup>RS</sup> **\$900,000** Sold Date **03-Jun-23**

Distance **0.18km**



**19 CLAREMONT PLACE EPPING VIC  
3076**

 4  2  2

Sold Price

**\$876,000** Sold Date **18-Feb-23**

Distance **0.71km**



**15 VILCINS VIEWS EPPING VIC  
3076**

 4  2  2

Sold Price

**\$942,500** Sold Date **22-Apr-23**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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