

## 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

23 SEVERN STREET 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$678,000

Property type

House

Suburb

Epping

Period-from

01 Feb 2024

to

31 Jan 2025

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

1 CHESTER COURT EPPING VIC 3076	\$660,000	12-Oct-24
19 LIDO COURT EPPING VIC 3076	\$675,000	07-Dec-24
2 WINTERTON CLOSE EPPING VIC 3076	\$680,000	28-Oct-24

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: 04 February 2025



**1 CHESTER COURT EPPING VIC 3076**

 3  1  1

Sold Price **\$660,000** Sold Date **12-Oct-24**

Distance **0.52km**



**19 LIDO COURT EPPING VIC 3076**

 3  2  2

Sold Price <sup>RS</sup> **\$675,000** Sold Date **07-Dec-24**

Distance **0.9km**



**2 WINTERTON CLOSE EPPING VIC 3076**

 3  2  1

Sold Price **\$680,000** Sold Date **28-Oct-24**

Distance **0.91km**

RS = Recent sale      UN = Undisclosed Sale

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