

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

7 LYDGATE TERRACE 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

\$565,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Epping

Period-from

01 Jan 2023

to

31 Dec 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

58 MASERATI DRIVE EPPING VIC 3076	\$600,000	10-Dec-23
18 TAGGERTY GROVE EPPING VIC 3076	\$625,000	23-Nov-23
57 CARLISLE DRIVE EPPING VIC 3076	\$600,000	16-Dec-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: 25 January 2024



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58 MASERATI DRIVE EPPING VIC 3076

Sold Price

^{RS} **\$600,000**

Sold Date

10-Dec-23

3 2 2

Distance

0.48km



18 TAGGERTY GROVE EPPING VIC 3076

Sold Price

\$625,000

Sold Date

23-Nov-23

3 2 1

Distance

1.26km



57 CARLISLE DRIVE EPPING VIC 3076

Sold Price

^{RS} **\$600,000**

Sold Date

16-Dec-23

3 2 1

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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