

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

2 ELAINE CLOSE 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

\$875,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,500

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

10 BARNARD COURT EPPING VIC 3076	\$900,000	24-Sep-24
11 WYNNETTE COURT EPPING VIC 3076	\$871,000	21-Sep-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.

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10 BARNARD COURT EPPING VIC 3076

Sold Price **\$900,000** Sold Date **24-Sep-24**

 4  2  2

Distance **2.15km**



11 WYNNETTE COURT EPPING VIC 3076

Sold Price **\$871,000** Sold Date **21-Sep-24**

 4  2  3

Distance **2.34km**

RS = Recent sale UN = Undisclosed Sale

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