

## 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

12 AXEBRIDGE CIRCUIT EPPING VIC 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Epping

Period-from

01 May 2023

to

30 Apr 2024

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

12 INVERLOCH STREET EPPING VIC 3076	\$740,000	20-Apr-24
11 TATLOW DRIVE EPPING VIC 3076	\$728,000	06-Apr-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: 08 May 2024

Hayley Margetts  
P 91111707  
M 0433696971  
E [hmargetts@barryplant.com.au](mailto:hmargetts@barryplant.com.au)



**12 INVERLOCH STREET EPPING VIC 3076**

Sold Price <sup>RS</sup> **\$740,000** Sold Date **20-Apr-24**

 4  2  2

Distance **1.3km**



**11 TATLOW DRIVE EPPING VIC 3076**

Sold Price <sup>RS</sup> **\$728,000** Sold Date **06-Apr-24**

 4  2  2

Distance **1.92km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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