

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

13 ILANI STREET, EPPING, VIC 3076

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$575,000

Median sale price

Median price

\$679,000

Property type

House


Suburb

EPPING

Period

01 October 2023 to 30 September 2024

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
19 WOTAN DR, EPPING, VIC 3076	*\$570,000	14/09/2024
14 CAROUSEL CRT, EPPING, VIC 3076	*\$590,000	14/09/2024
223 MCDONALDS RD, EPPING, VIC 3076	\$574,000	26/06/2024

This Statement of Information was prepared on:

07/10/2024