

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

38 MANSFIELD STREET EPPING VIC 3076

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

Price &

\$820,000

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,000

Property type

House

Suburb

Epping

Period-from

27 Apr 2022

to

27 Oct 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

22 INVERLOCH STREET EPPING VIC 3076	\$867,000	16-Oct-23
20 MEDITERRANEAN WAY EPPING VIC 3076	\$880,000	10-Jun-23
130 LYNDARUM DRIVE EPPING VIC 3076	\$850,000	21-Aug-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: 26 October 2023



**22 INVERLOCH STREET EPPING
VIC 3076**

5 2 4

Sold Price

^{RS} **\$867,000** Sold Date **16-Oct-23**

Distance **0.09km**



**20 MEDITERRANEAN WAY EPPING
VIC 3076**

4 2 2

Sold Price

\$880,000 Sold Date **10-Jun-23**

Distance **0.46km**



**130 LYNDARUM DRIVE EPPING VIC
3076**

5 2 2

Sold Price

\$850,000 Sold Date **21-Aug-23**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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