

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

40 BROADLEAF DRIVE 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 Price & between
\$630,000 \$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$670,000 Property type House Suburb Epping
Period-from 12 Sep 2023 to 12 March 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
4 LANGRIDGE DRIVE EPPING VIC 3076	\$681,000	02-Dec-23
129 TESSELAAR ROAD EPPING VIC 3076	\$679,000	04-Nov-23
10 LAKSHMI STREET EPPING VIC 3076	\$655,000	10-Feb-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: 12 March 2024



4 LANGRIDGE DRIVE EPPING VIC 3076

3 2 2

Sold Price

\$681,000 Sold Date **02-Dec-23**

Distance **1.11km**



129 TESSELAAR ROAD EPPING VIC 3076

4 2 2

Sold Price

\$679,000 Sold Date **04-Nov-23**

Distance **1.07km**



10 LAKSHMI STREET EPPING VIC 3076

3 2 2

Sold Price

^{RS} **\$655,000** Sold Date **10-Feb-24**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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