

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

101/88 Epping Road 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

\$340,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,500

Property type

Unit

Suburb

Epping

Period-from

01 Jan 2020

to

31 Dec 2020

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

4/86 Epping Road Epping VIC 3076	\$362,000	06-Oct-20
2/30 McFarlane Crescent Epping VIC 3076	\$400,000	22-Oct-20
20 Palmero Street Epping VIC 3076	\$390,000	16-Nov-20

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: 05 January 2021



4/86 Epping Road Epping VIC 3076 Sold Price **\$362,000** Sold Date **06-Oct-20**

 2  2  1

Distance **0.05km**



2/30 McFarlane Crescent Epping VIC 3076 Sold Price ^{RS} **\$400,000** Sold Date **22-Oct-20**

 2  1  1

Distance **2.08km**



20 Palmero Street Epping VIC 3076 Sold Price ^{RS} **\$390,000** Sold Date **16-Nov-20**

 2  1  1

Distance **2.32km**

RS = Recent sale

UN = Undisclosed Sale

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