

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

5 Woodcutters Grove 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Epping

Period-from

01 Nov 2020

to

31 Oct 2021

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 Juggal Close Epping VIC 3076	\$722,000	09-Jul-21
17 Skehan Place Epping VIC 3076	\$743,000	07-Aug-21
23 Mahon Road Epping VIC 3076	\$732,000	10-Jul-21

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.~~

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Dinesh Mann
P (03) 8457 8468
M 0477 883 814
E dinesh@mannestateagents.com.au



4 Juggal Close Epping VIC 3076

Sold Price

\$722,000

Sold Date

09-Jul-21

4 2 2

Distance

0.97km



17 Skehan Place Epping VIC 3076

Sold Price

^{RS} **\$743,000**

Sold Date

07-Aug-21

4 2 2

Distance

1.09km



23 Mahon Road Epping VIC 3076

Sold Price

\$732,000

Sold Date

10-Jul-21

4 2 2

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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