

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

2 DAPPLESHADE AVENUE 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Epping

Period-from

01 Nov 2022

to

01 May 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

5 GENESIS DRIVE EPPING VIC 3076	\$628,000	06-Dec-22
3 GENESIS DRIVE EPPING VIC 3076	\$616,100	21-Mar-23
8 BRIGHT AVENUE EPPING VIC 3076	\$625,000	08-Dec-22

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: 08 May 2023



5 GENESIS DRIVE EPPING VIC 3076 Sold Price **\$628,000** Sold Date **06-Dec-22**

 4  2  2

Distance **1.22km**



3 GENESIS DRIVE EPPING VIC 3076 Sold Price ^{RS} **\$616,100** Sold Date **21-Mar-23**

 4  2  2

Distance **1.23km**



8 BRIGHT AVENUE EPPING VIC 3076 Sold Price **\$625,000** Sold Date **08-Dec-22**

 3  2  2

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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