

## 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

23 BACCHUS DRIVE EPPING VIC 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$675,000

Property type

House

Suburb

Epping

Period-from

01 Jun 2022

to

31 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

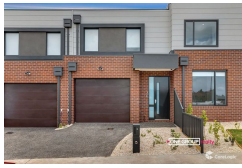
Date of sale

6 GIA LANE WOLLERT VIC 3750	\$570,000	16-Oct-22
58 THE LAKES BOULEVARD SOUTH MORANG VIC 3752	\$620,000	11-Nov-22
11/15 LINOAK AVENUE LALOR VIC 3075	\$600,000	25-Aug-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: 21 June 2023



**6 GIA LANE WOLLERT VIC 3750**

Sold Price

**\$570,000**

Sold Date

**16-Oct-22**

 3

 2

 1

Distance

**1.79km**



**58 THE LAKES BOULEVARD  
SOUTH MORANG VIC 3752**

Sold Price

**\$620,000**

Sold Date

**11-Nov-22**

 3

 2

 1

Distance

**3.26km**



**11/15 LINOAK AVENUE LALOR VIC  
3075**

Sold Price

**\$600,000**

Sold Date

**25-Aug-22**

 3

 2

 1

Distance

**4.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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