

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 HERMIONE TERRACE 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

\$409,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,550

Property type

House

Suburb

Epping

Period-from

01 May 2021

to

30 Apr 2022

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

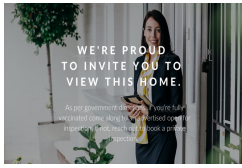
Date of sale

| | | |
|--|-----------|-----------|
| 37/12 KIRKLAND COURT EPPING VIC 3076 | \$420,000 | 19-Jan-22 |
| 7/40 COTTAGE BOULEVARD EPPING VIC 3076 | \$468,000 | 24-Nov-21 |
| 6/47 PARK STREET EPPING VIC 3076 | \$425,000 | 18-Dec-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.~~

This Statement of Information was prepared on: 27 May 2022



37/12 KIRKLAND COURT EPPING VIC 3076

Sold Price **\$420,000** Sold Date **19-Jan-22**

 2  1  1

Distance **0.84km**



7/40 COTTAGE BOULEVARD EPPING VIC 3076

Sold Price **\$468,000** Sold Date **24-Nov-21**

 2  1  1

Distance **-**



6/47 PARK STREET EPPING VIC 3076

Sold Price **\$425,000** Sold Date **18-Dec-21**

 2  1  1

Distance **1.72km**

RS = Recent sale **UN** = Undisclosed Sale

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