

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

107/76 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

\$359,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Epping

Period-from

01 Oct 2023

to

30 Sep 2024

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

103/88 EPPING ROAD EPPING VIC 3076	\$367,000	21-Aug-24
201/82 EPPING ROAD EPPING VIC 3076	\$370,000	17-Apr-24
5 SWAGMAN WALK WOLLERT VIC 3750	\$372,000	27-Mar-24

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: 19 October 2024

Bill Dontsios

M 0409803527

E bdontsios@barryplant.com.au

**103/88 EPPING ROAD EPPING VIC
3076**

Sold Price

RS

\$367,000

Sold Date

21-Aug-24 2 1 -

Distance

0.14km**201/82 EPPING ROAD EPPING VIC
3076**

Sold Price

\$370,000

Sold Date

17-Apr-24 2 2 1

Distance

0.05km**5 SWAGMAN WALK WOLLERT VIC
3750**

Sold Price

\$372,000

Sold Date

27-Mar-24 2 1 1

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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