

## 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

2/62 MEMORIAL AVENUE EPPING VIC 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$474,500

Property type

Unit

Suburb

Epping

Period-from

01 Dec 2023

to

30 Nov 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

2/53 COULSTOCK STREET EPPING VIC 3076	\$536,000	22-Jun-23
2/33 WEDGE STREET EPPING VIC 3076	\$570,000	23-Mar-24
1/23 PEPPERCORN PARADE EPPING VIC 3076	\$550,000	27-Apr-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: 10 December 2024



**2/53 COULSTOCK STREET EPPING  
VIC 3076**

 2  2  1

Sold Price

**\$536,000**

Sold Date

**22-Jun-23**

Distance

**0.71km**



**2/33 WEDGE STREET EPPING VIC  
3076**

 2  2  2

Sold Price

**\$570,000**

Sold Date

**23-Mar-24**

Distance

**0.91km**



**1/23 PEPPERCORN PARADE  
EPPING VIC 3076**

 2  2  1

Sold Price

**\$550,000**

Sold Date

**27-Apr-24**

Distance

**1.43km**

RS = Recent sale

UN = Undisclosed Sale

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