

## 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

11 Deco Place 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

\$525,000

&

\$549,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,750

Property type

House

Suburb

Epping

Period-from

01 Oct 2020

to

30 Sep 2021

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

9 Highgate Hill Epping VIC 3076	\$566,000	18-Sep-21
4 Dunolly Street Epping VIC 3076	\$565,000	02-Sep-21
17 Deco Place Epping VIC 3076	<b>\$560,000</b>	<b>25-Oct-21</b>

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: 26 October 2021



## 9 Highgate Hill Epping VIC 3076

Sold Price **\$566,000** Sold Date **18-Sep-21**

3 2 2

Distance **0.74km**



## 4 Dunolly Street Epping VIC 3076

Sold Price <sup>RS</sup> **\$565,000** Sold Date **02-Sep-21**

3 2 2

Distance **0.05km**



## 17 Deco Place Epping VIC 3076

Sold Price **\$399,950** Sold Date **26-Jan-11**

3 2 2

Distance **0.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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