

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

127 Duffy Street 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Other

Suburb

Epping

Period-from

01 Jan 2020

to

31 Dec 2020

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

7 Tootgarook Lane Epping VIC 3076	\$540,000	22-Dec-20
24 Mossfield Rise Epping VIC 3076	\$540,000	14-Sep-20
14 Helios Walk Epping VIC 3076	\$503,000	31-Oct-20

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: 16 January 2021



7 Tootgarook Lane Epping VIC 3076

 3  2  2

Sold Price

^{RS} **\$540,000** Sold Date **22-Dec-20**

Distance **1.51km**



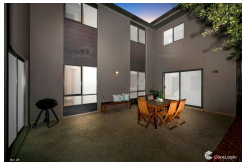
24 Mossfield Rise Epping VIC 3076

 4  2  2

Sold Price

\$540,000 Sold Date **14-Sep-20**

Distance **2.27km**



14 Helios Walk Epping VIC 3076

 3  2  2

Sold Price

\$503,000 Sold Date **31-Oct-20**

Distance **0.61km**

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

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