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	9 KALMAN 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~~ or range between		~~Price~~&	$575,000	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	House	Suburb	Epping
Period-from	19 Nov 2022	to	19May 2023	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
25 SEVERN STREET EPPING VIC 3076	$635,000	27-Dec-22
4 CANTLE CLOSE EPPING VIC 3076	$625,000	16-Feb-23
24 POMMEL CRESCENT EPPING VIC 3076	$570,000	17-Apr-23

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: 18 May 2023

Iconek Lalor
M 03 9408 9003
E info@iconek.com.au



25 SEVERN STREET EPPING VIC 3076

3 1 2

Sold Price **$635,000** Sold Date **27-Dec-22**

Distance **0.84km**



4 CANTLE CLOSE EPPING VIC 3076

3 2 2

Sold Price **$625,000** Sold Date **16-Feb-23**

Distance **0.65km**



24 POMMEL CRESCENT EPPING VIC 3076

3 2 1

Sold Price RS **$570,000** Sold Date **17-Apr-23**

Distance **0.99km**

RS = Recent sale UN = Undisclosed Sale

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