

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

7 Mujeres Walk 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Epping

Period-from

01 Oct 2019

to

30 Sep 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













6 Ninepence Way Epping VIC 3076	\$520,000	29-Jul-20
62 Maserati Drive Epping VIC 3076	\$485,000	10-Jul-20
17 Mareborne Street Epping VIC 3076	\$490,000	05-May-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.~~

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	6 Ninepence Way Epping VIC 3076	Sold Price	\$520,000	Sold Date	29-Jul-20
	 3  2  2			Distance	0.87km
	62 Maserati Drive Epping VIC 3076	Sold Price	\$485,000	Sold Date	10-Jul-20
	 3  2  2			Distance	0.88km
	17 Mareborne Street Epping VIC 3076	Sold Price	\$490,000	Sold Date	05-May-20
	 3  2  2			Distance	1.6km

RS = Recent sale UN = Undisclosed Sale

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