

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	12 Olvine Place Epping, 3076
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$520,000 & \$570,000
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Median sale price

Median price	\$650,000	Property Type	NOT PROVIDED	Suburb	EPPING
Period - From	30-Apr-2023	to	31-Mar-2024	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	26 Demeter Street, Epping, Vic 3076	\$590,000	09-Mar-2024
2	765 Edgars Road, Epping, Vic 3076	\$625,000	14-Mar-2024
3	9 Cassandra Heights, Epping, Vic 3076	\$580,000	23-Mar-2024

This statement of information was prepared on 07-Jun-2024 at 1:24:13 PM EST