

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 Genesis Drive 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,750

Property type

House

Suburb

Epping

Period-from

01 Nov 2020

to

31 Oct 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

8 Urban Drive Epping VIC 3076	\$610,000	31-May-21
25 Koukoura Drive Epping VIC 3076	\$595,000	12-Aug-21
4 Berrigan Street Epping VIC 3076	\$610,000	23-Apr-21

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: 08 November 2021


8 Urban Drive Epping VIC 3076

Sold Price

\$610,000

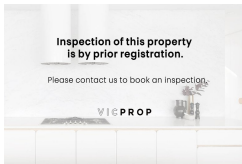
Sold Date

31-May-21
 3

 2

 2

Distance

0.12km

25 Koukoura Drive Epping VIC 3076

Sold Price

\$595,000

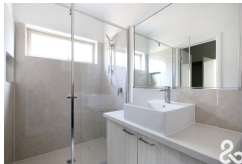
Sold Date

12-Aug-21
 4

 2

 2

Distance

0.37km

4 Berrigan Street Epping VIC 3076

Sold Price

\$610,000

Sold Date

23-Apr-21
 3

 2

 1

Distance

1.25km
RS = Recent sale

UN = Undisclosed Sale

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