

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

3/49 COULSTOCK 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Epping

Period-from

01 Jan 2022

to

31 Dec 2022

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

8/16 RUFUS STREET EPPING VIC 3076	\$460,000	10-Dec-22
3/30 YOUNG STREET EPPING VIC 3076	\$427,500	10-Sep-22

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.

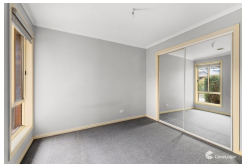
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**8/16 RUFUS STREET EPPING VIC
3076**

Sold Price

^{RS} **\$460,000** Sold Date **10-Dec-22**

2 1 1

Distance **0.47km**



**3/30 YOUNG STREET EPPING VIC
3076**

Sold Price

\$427,500 Sold Date **10-Sep-22**

2 1 1

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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