

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

10 Amphion 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,500

Property type

House

Suburb

Epping

Period-from

01 Oct 2020

to

30 Sep 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

11 Deco Place Epping VIC 3076	\$500,000	23-Apr-21
117 Saltlake Boulevard Wollert VIC 3750	\$512,000	28-Apr-21
15 Tulum Lane Epping VIC 3076	\$527,000	08-May-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: 15 October 2021

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11 Deco Place Epping VIC 3076

Sold Price

\$500,000

Sold Date

23-Apr-21

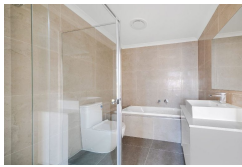
3

2

2

Distance

0.91km



117 Saltlake Boulevard Wollert VIC 3750

Sold Price

\$512,000

Sold Date

28-Apr-21

3

2

2

Distance

0.98km



15 Tulum Lane Epping VIC 3076

Sold Price

\$527,000

Sold Date

08-May-21

3

2

2

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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