

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

4 HANTON PLACE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Epping

Period-from

01 Sep 2021

to

31 Aug 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

3 ROGERS COURT EPPING VIC 3076	\$810,000	05-Jun-21
8 STONEGATE DRIVE WOLLERT VIC 3750	\$840,000	14-Jul-22
34 CLOVERFIELD CRESCENT WOLLERT VIC 3750	\$900,000	09-Apr-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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3 ROGERS COURT EPPING VIC 3076

4 2 2

Sold Price **\$810,000** Sold Date **05-Jun-21**

Distance **0.07km**



8 STONEGATE DRIVE WOLLERT VIC 3750

4 2 2

Sold Price **\$840,000** Sold Date **14-Jul-22**

Distance **0.29km**



34 CLOVERFIELD CRESCENT WOLLERT VIC 3750

4 2 2

Sold Price **\$900,000** Sold Date **09-Apr-22**

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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