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

6 Coronet Close 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	\$600,000	&	\$660,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$640,000	Prop	erty type		House	Suburb	Epping
Period-from	01 Jan 2021	to	31 Dec 2	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
12 Pommel Crescent Epping VIC 3076	\$645,000	14-Aug-21
6 Halter Crescent Epping VIC 3076	\$649,000	06-Sep-21
8 Cavalier Court Epping VIC 3076	\$735,000	16-Oct-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: 25 January 2022

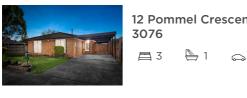


consumer.vic.gov.au



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12 Pommel Cre 3076	escent Epping VIC	Sold Price	\$645,000 Sold Date	14-Aug-21
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6 Halter	Cresce	nt Epping VIC 3076	Sold Price	\$649,000	Sold Date	06-Sep-21
昌 3) 1	⇔ ²			Distance	0.34km



8 Cavalier Court Epping VIC 3076	Sold Price	\$735,000 Sold Date	16-Oct-21
📇 3 🚔 1 👝 4		Distance	0.44km

RS = Recent sale UN = Undisclosed Sale

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