

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9 GLENDALE AVENUE EPPING VIC 3076

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)or range
Single
between

Price &

\$650,000

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

House

Suburb

Epping

Period-from

17 Aug 2022

to

17 Mar 2023

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

30 MERRILL DRIVE EPPING VIC 3076

\$667,000

19-Nov-22

23 NORTHUMBERLAND DRIVE EPPING VIC 3076

\$680,000

05-Nov-22

3 LANCIA COURT EPPING VIC 3076

\$728,000

25-Feb-23

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 March 2023



30 MERRILL DRIVE EPPING VIC 3076

3 1 4

Sold Price

\$667,000

Sold Date **19-Nov-22**

Distance

0.17km



23 NORTHUMBERLAND DRIVE EPPING VIC 3076

3 2 2

Sold Price

\$680,000

Sold Date **05-Nov-22**

Distance

1.09km



3 LANCIA COURT EPPING VIC 3076

3 2 2

Sold Price

^{RS}**\$728,000**

Sold Date **25-Feb-23**

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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