

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

11 BRIGHT AVENUE 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

\$700,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,000

Property type

House

Suburb

Epping

Period-from

01 Sep 2022

to

31 Aug 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

2 SHINE WALK EPPING VIC 3076	\$700,000	08-Jun-23
54 FARMHOUSE BOULEVARD EPPING VIC 3076	\$745,000	26-Aug-23
114 LYNDARUM DRIVE EPPING VIC 3076	\$750,000	24-Mar-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: 21 September 2023

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2 SHINE WALK EPPING VIC 3076

Sold Price

\$700,000

Sold Date

08-Jun-23

3

2

2

Distance

0.07km



54 FARMHOUSE BOULEVARD EPPING VIC 3076

Sold Price

\$745,000

Sold Date

26-Aug-23

3

2

2

Distance

0.13km



114 LYNDARUM DRIVE EPPING VIC 3076

Sold Price

\$750,000

Sold Date

24-Mar-23

3

2

2

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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