

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 DAMPIER COURT 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

\$683,500

Property type

House

Suburb

Epping

Period-from

01 Sep 2023

to

31 Aug 2024

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

18 HALTER CRESCENT EPPING VIC 3076	\$600,000	05-Mar-24
25 NORTH HAVEN DRIVE EPPING VIC 3076	\$630,000	10-Mar-24

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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18 HALTER CRESCENT EPPING VIC 3076

Sold Price

\$600,000

Sold Date

05-Mar-24

 4  2  1

Distance

0.61km



25 NORTH HAVEN DRIVE EPPING VIC 3076

Sold Price

\$630,000

Sold Date

10-Mar-24

 3  2  1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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