

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

2/73 Grand Parade 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Epping

Period-from

01 Jul 2020

to

30 Jun 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

1/7 Supply Drive Epping VIC 3076	\$487,000	29-Jun-21
1/17 Simon Court Epping VIC 3076	\$500,000	28-May-21
2/17 Vasey Avenue Lalor VIC 3075	\$530,000	28-Mar-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: 30 July 2021



1/7 Supply Drive Epping VIC 3076

Sold Price

^{RS}

\$487,000

Sold Date

29-Jun-21



3



1



2

Distance

0.54km



1/17 Simon Court Epping VIC 3076

Sold Price

\$500,000

Sold Date

28-May-21



3



2



2

Distance

1.8km



2/17 Vasey Avenue Lalor VIC 3075

Sold Price

\$530,000

Sold Date

28-Mar-21



3



1



2

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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