# 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

20 MERANTI WAY EPPING VIC 3076

### Indicative selling price

Mediar

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

Single Price		or range between		&	\$836,000
sale price				_	
house or unit as app	olicable)				
Median Price	\$683 500	Property type	House	Suburb	Epping

(*Delete house or unit as applicable)						

Median Price	\$683,500	Prop	erty type		House	Suburb	Epping
Period-from	01 Oct 2023	to	30 Sep 2	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
15 TALL SEDGE STREET EPPING VIC 3076	\$800,000	07-Jun-24
8 WUCHATSCH AVENUE EPPING VIC 3076	\$845,000	03-Apr-24
11 AMBROSIA CLOSE EPPING VIC 3076	\$930,000	02-Dec-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: 02 October 2024



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Jason Choong

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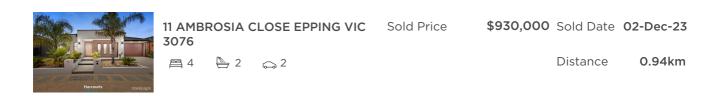
E jason.choong@harcourts.com.au



15 TALL SEDGE STREET EPPING VIC 3076		Sold Price	\$800,000	Sold Date	07-Jun-24		
Logia	<b>4</b>	2	⇔ 2			Distance	0.39km



 8 WUCHATSCH AVENUE EPPING VIC 3076	Sold Price	\$845,000	Sold Date	03-Apr-24
🛱 4 🚔 2 🚓 2			Distance	0.99km



#### RS = Recent sale UN = Undisclosed Sale

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