

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

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

Single Price

or range
between

\$760,000

&

\$836,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,500

Property type

House

Suburb

Epping

Period-from

01 Oct 2023

to

30 Sep 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



15 TALL SEDGE STREET EPPING VIC 3076

4 2 2

Sold Price

\$800,000

Sold Date

07-Jun-24

Distance

0.39km



8 WUCHATSCH AVENUE EPPING VIC 3076

4 2 2

Sold Price

\$845,000

Sold Date

03-Apr-24

Distance

0.99km



11 AMBROSIA CLOSE EPPING VIC 3076

4 2 2

Sold Price

\$930,000

Sold Date

02-Dec-23

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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