

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

26 Kalman Road 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Epping

Period-from

01 Nov 2020

to

31 Oct 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

3 Saddlers Court Epping VIC 3076	\$742,100	28-Sep-21
36 Romano Avenue Mill Park VIC 3082	\$790,000	22-May-21
3 Heritage Drive Mill Park VIC 3082	\$795,000	02-Oct-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: 16 November 2021


3 Saddlers Court Epping VIC 3076

Sold Price

\$742,100

Sold Date

28-Sep-21
 4
 2
 2

Distance

0.77km

36 Romano Avenue Mill Park VIC 3082

Sold Price

\$790,000

Sold Date

22-May-21
 4
 2
 4

Distance

0.26km

3 Heritage Drive Mill Park VIC 3082

Sold Price

^{RS} **\$795,000**

Sold Date

02-Oct-21
 4
 2
 1

Distance

0.39km
RS = Recent sale

UN = Undisclosed Sale

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