

## 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

41 ANGLERS DRIVE EPPING VIC 3076

### Indicative selling price

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

Single Price

\$760,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$674,750

Property type

House

Suburb

Epping

Period-from

01 Jan 2023

to

31 Dec 2023

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 WATERLILY DRIVE EPPING VIC 3076	\$804,500	22-Jul-23
14 NESTING COURT EPPING VIC 3076	\$802,500	06-Jan-23
43 COTTAGE BOULEVARD EPPING VIC 3076	\$831,000	15-Apr-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.~~

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**18 WATERLILY DRIVE EPPING VIC 3076**

Sold Price **\$804,500** Sold Date **22-Jul-23**

4 2 2

Distance **0.2km**



**14 NESTING COURT EPPING VIC 3076**

Sold Price **\$802,500** Sold Date **06-Jan-23**

4 2 2

Distance **0.27km**



**43 COTTAGE BOULEVARD EPPING VIC 3076**

Sold Price **\$831,000** Sold Date **15-Apr-23**

5 2 2

Distance **0.7km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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