

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

7/65-69 POMMEL CRESCENT 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

\$399,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

Epping

Period-from

01 Mar 2021

to

28 Feb 2022

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

| | | |
|------------------------------------------|-----------|-----------|
| 2/12 DRYANDRA AVENUE EPPING VIC 3076 | \$460,000 | 10-Nov-21 |
| 304/48 OLEANDER DRIVE MILL PARK VIC 3082 | \$370,750 | 25-Jan-22 |
| 2 OLSEN WALK MILL PARK VIC 3082 | \$430,000 | 19-Mar-22 |

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: 21 March 2022



**2/12 DRYANDRA AVENUE EPPING
VIC 3076**

Sold Price **\$460,000** Sold Date **10-Nov-21**

2 2 1

Distance **1.51km**



**304/48 OLEANDER DRIVE MILL
PARK VIC 3082**

Sold Price **\$370,750** Sold Date **25-Jan-22**

2 2 1

Distance **-**



**2 OLSEN WALK MILL PARK VIC
3082**

Sold Price ^{RS} **\$430,000** Sold Date **19-Mar-22**

2 2 1

Distance **1.86km**

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

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