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	12 NOBLE DRIVE 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	$690,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$692,500	Property type	House	Suburb	Epping
Period-from	01 Mar 2022	to	28 Feb 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
35 NARINA WAY EPPING VIC 3076	$700,000	09-Nov-22
11 FINCHLEY COURT EPPING VIC 3076	$750,000	01-Oct-22
86 DUFFY STREET EPPING VIC 3076	$720,000	02-Dec-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: 01 March 2023

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35 NARINA WAY EPPING VIC 3076 Sold Price RS **$700,000** Sold Date **09-Nov-22**

3 2 2 Distance **0.56km**



11 FINCHLEY COURT EPPING VIC 3076 Sold Price **$750,000** Sold Date **01-Oct-22**

4 2 2 Distance **1.75km**



86 DUFFY STREET EPPING VIC 3076 Sold Price **$720,000** Sold Date **02-Dec-22**

4 2 4 Distance **1.71km**

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

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