

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

9 CAMPBELL STREET 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,500

Property type

Unit

Suburb

Epping

Period-from

01 Aug 2023

to

31 Jul 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

2A SUPPLY DRIVE EPPING VIC 3076

\$546,500

03-Aug-24

1/7 ROSAMOND WAY EPPING VIC 3076

\$550,000

24-Jun-24

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: 22 August 2024

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**2A SUPPLY DRIVE EPPING VIC
3076**

Sold Price

^{RS}

\$546,500

Sold Date **03-Aug-24**

 2

 1

 1

Distance

1.1km



**1/7 ROSAMOND WAY EPPING VIC
3076**

Sold Price

^{RS}

\$550,000

^{UN}

Sold Date **24-Jun-24**

 2

 1

 1

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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