

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

17 Bluebell 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

\$665,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,250

Property type

House

Suburb

Epping

Period-from

01 Dec 2019

to

30 Nov 2020

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

11 Gibbons Drive Epping VIC 3076	\$720,000	05-Dec-20
12 Patterson Street Mill Park VIC 3082	\$665,000	07-Nov-20
6 Rubicon Place Epping VIC 3076	\$697,500	29-Oct-20

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: 12 December 2020

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11 Gibbons Drive Epping VIC 3076

Sold Price

^{RS}

\$720,000

Sold Date

05-Dec-20



3



2



2

Distance

0.15km



12 Patterson Street Mill Park VIC 3082

Sold Price

^{RS}

\$665,000

Sold Date

07-Nov-20



4



2



2

Distance

1.28km



6 Rubicon Place Epping VIC 3076

Sold Price

\$697,500

Sold Date

29-Oct-20



4



2



2

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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