

## 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

2/6 MONICA COURT EPPING VIC 3076

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

Epping

Period-from

01 Apr 2021

to

31 Mar 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

1/79 RUFUS STREET EPPING VIC 3076	\$550,000	06-Oct-21
12/81 RUFUS STREET EPPING VIC 3076	\$538,000	16-Mar-22
2/17 WOOLNOUGH DRIVE MILL PARK VIC 3082	\$540,000	14-Jan-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: 04 April 2022

**MANDY LEE**

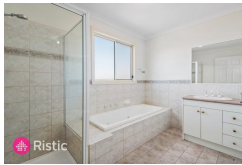
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**1/79 RUFUS STREET EPPING VIC 3076**

Sold Price

**\$550,000**

Sold Date

**06-Oct-21**

3

1

1

Distance

**0.97km****12/81 RUFUS STREET EPPING VIC 3076**

Sold Price

<sup>RS</sup> **\$538,000**

Sold Date

**16-Mar-22**

3

1

1

Distance

**1km****2/17 WOOLNOUGH DRIVE MILL PARK VIC 3082**

Sold Price

**\$540,000**

Sold Date

**14-Jan-22**

3

1

1

Distance

**1.18km****RS** = Recent sale**UN** = Undisclosed Sale

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