

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

6/125 Duffy 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

\$440,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Other

Suburb

Epping

Period-from

01 Feb 2020

to

31 Jan 2021

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

7 Tootgarook Lane Epping VIC 3076	\$540,000	22-Dec-20
4/83 Rufus Street Epping VIC 3076	\$467,000	12-Dec-20
14 Helios Walk Epping VIC 3076	\$503,000	31-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: 22 February 2021



7 Tootgarook Lane Epping VIC 3076

 3  2  2

Sold Price **\$540,000** Sold Date **22-Dec-20**

Distance **1.51km**



4/83 Rufus Street Epping VIC 3076

 3  2  1

Sold Price ^{RS} **\$467,000** Sold Date **12-Dec-20**

Distance **0.92km**



14 Helios Walk Epping VIC 3076

 3  2  2

Sold Price **\$503,000** Sold Date **31-Oct-20**

Distance **0.62km**

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

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