

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

2/100 CHILDS ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Other

Suburb

Epping

Period-from

01 Nov 2021

to

31 Oct 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

2/10 TENERIFFE CLOSE EPPING VIC 3076	\$520,000	24-Oct-22
3/12 HAMILTON COURT LALOR VIC 3075	\$577,500	01-May-22
4/17 COOPER STREET EPPING VIC 3076	\$524,000	21-Jul-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: 03 November 2022



**2/10 TENERIFFE CLOSE EPPING
VIC 3076**

 2  1  1

Sold Price

^{RS}

\$520,000

Sold Date

24-Oct-22

Distance

0.43km



**3/12 HAMILTON COURT LALOR VIC
3075**

 3  1  1

Sold Price

\$577,500

Sold Date

01-May-22

Distance

0.58km



**4/17 COOPER STREET EPPING VIC
3076**

 3  1  2

Sold Price

\$524,000

Sold Date

21-Jul-22

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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