

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

107/82 EPPING 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

\$295,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Epping

Period-from

01 Sep 2021

to

31 Aug 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

103/86 EPPING ROAD EPPING VIC 3076	\$318,000	01-Mar-22
1/90 EPPING ROAD EPPING VIC 3076	\$320,000	29-Jun-22
3/90 EPPING ROAD EPPING VIC 3076	\$310,000	08-Aug-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: 01 September 2022

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103/86 EPPING ROAD EPPING VIC 3076

Sold Price

\$318,000

Sold Date

01-Mar-22

1

1

1

Distance

0.04km



1/90 EPPING ROAD EPPING VIC 3076

Sold Price

\$320,000

Sold Date

29-Jun-22

1

1

1

Distance

0.08km



3/90 EPPING ROAD EPPING VIC 3076

Sold Price

^{RS} **\$310,000**

Sold Date

08-Aug-22

1

1

1

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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