

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

110/88 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

\$346,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

Epping

Period-from

01 May 2021

to

30 Apr 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

G01/78 EPPING ROAD EPPING VIC 3076	\$355,000	04-Oct-21
201/78 EPPING ROAD EPPING VIC 3076	\$366,000	21-Feb-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: 10 May 2022



**G01/78 EPPING ROAD EPPING VIC
 3076**

Sold Price

\$355,000

Sold Date

04-Oct-21

2

2

1

Distance

-



**201/78 EPPING ROAD EPPING VIC
 3076**

Sold Price

\$366,000

Sold Date

21-Feb-22

2

2

1

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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