

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

15 Tulum Lane 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,000

Property type

Unit

Suburb

Epping

Period-from

01 Apr 2020

to

31 Mar 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

14 Helios Walk Epping VIC 3076	\$503,000	31-Oct-20
37 Woodcutters Grove Epping VIC 3076	\$520,200	09-Apr-20
93 Lyndarum Drive Epping VIC 3076	\$540,000	13-Mar-21

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: 12 April 2021

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 14 Helios Walk, Epping	14 Helios Walk Epping VIC 3076	Sold Price	\$503,000	Sold Date	31-Oct-20
	 3  2  2			Distance	0.06km
	37 Woodcutters Grove Epping VIC 3076	Sold Price	\$520,200	Sold Date	09-Apr-20
	 3  2  2			Distance	0.63km
	93 Lyndarum Drive Epping VIC 3076	Sold Price	^{RS} \$540,000	Sold Date	13-Mar-21
	 3  2  2			Distance	0.75km

RS = Recent sale

UN = Undisclosed Sale

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