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<br>Including suburb and postcode | 20 BINAP 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 | $655,000 | & | $720,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $680,000 | Property type | House | Suburb | Epping |
| Period-from | 01 Apr 2022 | to | 31 Mar 2023 | 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 |
|---|---|---|
| 6 LEVITICUS STREET EPPING VIC 3076 | $670,000 | 01-Apr-23 |
| 5 EXODUS WAY EPPING VIC 3076 | $680,000 | 21-Nov-22 |
| 57 HERLITZ DRIVE EPPING VIC 3076 | $723,500 | 17-Dec-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: 21 April 2023

Iconek Lalor
M 03 9408 9003
E info@iconek.com.au

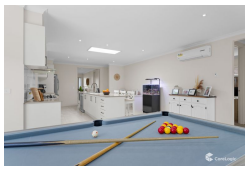


**6 LEVITICUS STREET EPPING VIC 3076**

4 2 2

Sold Price RS $670,000 Sold Date 01-Apr-23

Distance 0.38km



**5 EXODUS WAY EPPING VIC 3076**

4 2 2

Sold Price $680,000 Sold Date 21-Nov-22

Distance 0.47km



**57 HERLITZ DRIVE EPPING VIC 3076**

4 2 2

Sold Price $723,500 Sold Date 17-Dec-22

Distance 1.39km

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

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