

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

6 REDDING RISE 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

\$825,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,550

Property type

House

Suburb

Epping

Period-from

01 Jun 2021

to

31 May 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













20 THE HORIZON EPPING VIC 3076	\$815,000	25-Jun-21
15 OCKLETREE PLACE EPPING VIC 3076	\$835,000	27-Mar-22
23 VERDE PARADE EPPING VIC 3076	\$835,000	12-Mar-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.~~

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	20 THE HORIZON EPPING VIC 3076	Sold Price	\$815,000	Sold Date	25-Jun-21
 4  2  2	Distance	-			
	15 OCKLETREE PLACE EPPING VIC 3076	Sold Price	\$835,000	Sold Date	27-Mar-22
 4  2  2	Distance	0.85km			
	23 VERDE PARADE EPPING VIC 3076	Sold Price		Sold Date	12-Mar-22
 4  2  2	Distance	1km			

RS = Recent sale UN = Undisclosed Sale

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