

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

2 Epsom Avenue 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Epping

Period-from

01 Dec 2018

to

30 Nov 2019

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

18 Gatestone Road Epping VIC 3076	\$675,000	03-Aug-19
78 Lyndarum Drive Epping VIC 3076	\$795,000	04-Sep-19

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: 09 December 2019



18 Gatestone Road Epping VIC 3076

5 2 2

Sold Price **\$675,000** Sold Date **03-Aug-19**

Distance **1.97km**



78 Lyndarum Drive Epping VIC 3076

5 2 2

Sold Price **\$795,000** Sold Date **04-Sep-19**

Distance **2.92km**

RS = Recent sale UN = Undisclosed Sale

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