

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

2 BALTIC GROVE EPPING VIC 3076

Address  
Including suburb and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

or range  
Single Price & between  
\$685,000 \$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$670,000 Property type House Suburb Epping  
Period-from 14 Feb 2023 to 14 Aug 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
40 MANLEY STREET EPPING VIC 3076	\$750,000	05-Mar-23

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 August 2023



40 MANLEY STREET EPPING VIC  
3076

Sold Price

\$750,000 Sold Date 05-Mar-23

 4  2  1

Distance 0.6km

RS = Recent sale

UN = Undisclosed Sale

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