

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

21 CELADON STREET 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

\$700,000

&

\$750,000

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

14 EARLYBIRD WAY EPPING VIC 3076	\$730,000	19-Nov-22
114 LYNDARUM DRIVE EPPING VIC 3076	\$750,000	24-Mar-23
8 LOUGHTON AVENUE EPPING VIC 3076	\$712,500	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: 13 April 2023

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14 EARLYBIRD WAY EPPING VIC 3076

Sold Price

\$730,000

Sold Date

19-Nov-22



3



2



2

Distance

0.7km



114 LYNDARUM DRIVE EPPING VIC 3076

Sold Price

^{RS}

\$750,000

Sold Date

24-Mar-23



3



2



2

Distance

1.13km



8 LOUGHTON AVENUE EPPING VIC 3076

Sold Price

\$712,500

Sold Date

17-Dec-22



3



2



2

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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