

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

4 CANTLE CLOSE 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Epping

Period-from

01 Feb 2022

to

31 Jan 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 CANTLE CLOSE EPPING VIC 3076	\$620,000	22-Aug-22
50 HORSESHOE CRESCENT EPPING VIC 3076	\$620,500	03-Sep-22
50 MEADOW GLEN DRIVE EPPING VIC 3076	\$655,000	17-Oct-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: 08 February 2023



6 CATTLE CLOSE EPPING VIC 3076

3 2 2

Sold Price **\$620,000** Sold Date **22-Aug-22**

Distance **0.02km**



50 HORSESHOE CRESCENT EPPING VIC 3076

3 2 2

Sold Price **\$620,500** Sold Date **03-Sep-22**

Distance **0.43km**



50 MEADOW GLEN DRIVE EPPING VIC 3076

3 2 2

Sold Price **\$655,000** Sold Date **17-Oct-22**

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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