

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

23 Lydgate Terrace, Epping Vic 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$560,000

&

\$616,000

Median sale price

Median price \$685,000

Property Type House

Suburb Epping

Period - From 01/01/2022

to 31/03/2022

Source REIV

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 six 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
1	36 Manley St EPPING 3076	\$615,000	25/06/2022
2			
3			

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 six months.~~

This Statement of Information was prepared on:

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Property Type: Land (Res)
Land Size: 315 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$616,000
Median House Price
March quarter 2022: \$685,000

Comparable Properties

36 Manley St EPPING 3076 (REI)

Agent Comments



Price: \$615,000
Method: Auction Sale
Date: 25/06/2022
Property Type: House (Res)

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 six months.