



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 22 Karagola Terrace, EPPING 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$620,000 - \$660,000**

### Median sale price

Median **House** for **EPPING** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$610,000**

### Comparable property sales

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 the most comparable to the property for sale.

**36 Runecrest Terrace,**  
Epping 3076

**Price \$722,000** Sold 13  
August 2018

**13 Heatherglade Rise,**  
Epping 3076

**Price \$687,500** Sold 21 July  
2018

**32 Goldminers place,**  
Epping 3076

**Price \$670,000** Sold 07 June  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



2 parking

### Stockdale & Leggo Gladstone Park

Shop 158, Gladstone Park,  
Shopping Centre,  
Gladstone Park VIC 3043

### Contact agents



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**Stockdale  
& Leggo**