

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

2 CABOT DRIVE 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

\$455,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Epping

Period-from

01 Apr 2021

to

31 Mar 2022

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

3/16 RUFUS STREET EPPING VIC 3076	\$475,000	23-Jan-22
3 STOW CLOSE EPPING VIC 3076	\$495,000	15-Dec-21
110 WOOLNOUGH DRIVE MILL PARK VIC 3082	\$490,000	10-Dec-21

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: 20 April 2022



3/16 RUFUS STREET EPPING VIC 3076

 2  1  1

Sold Price

\$475,000

Sold Date

23-Jan-22

Distance

0.96km



3 STOW CLOSE EPPING VIC 3076

 2  1  2

Sold Price

\$495,000

Sold Date

15-Dec-21

Distance

0.94km



110 WOOLNOUGH DRIVE MILL PARK VIC 3082

 2  1  1

Sold Price

\$490,000

Sold Date

10-Dec-21

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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