

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

1/4 GRIMWADE COURT 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Epping

Period-from

01 Oct 2023

to

30 Sep 2024

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

5/38 COULSTOCK STREET EPPING VIC 3076	\$500,000	07-Oct-24
1/8 STIRLING COURT EPPING VIC 3076	\$550,000	30-Sep-24

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: 22 October 2024

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E ajade@barryplant.com.au**5/38 COULSTOCK STREET EPPING
VIC 3076**

Sold Price

^{RS} **\$500,000** Sold Date **07-Oct-24** 2  1  1Distance **1.57km****1/8 STIRLING COURT EPPING VIC
3076**

Sold Price

^{RS} **\$550,000** Sold Date **30-Sep-24** 2  1  1Distance **1.31km****RS** = Recent sale**UN** = Undisclosed Sale

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