

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

1/8 GUILA 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

\$440,000

&

\$480,000

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

1/2 GUILA COURT EPPING VIC 3076	\$480,000	26-Oct-24
2/6 CAMPBELL STREET EPPING VIC 3076	\$480,000	18-Jul-24
4/7-8 PORTSMOUTH PLACE EPPING VIC 3076	\$481,500	31-Aug-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: 31 October 2024

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1/2 GUILA COURT EPPING VIC 3076

 2  1  1

Sold Price

^{RS} **\$480,000**

Sold Date

26-Oct-24

Distance

0.06km



2/6 CAMPBELL STREET EPPING VIC 3076

 2  1  2

Sold Price

\$480,000

Sold Date

18-Jul-24

Distance

0.24km



4/7-8 PORTSMOUTH PLACE EPPING VIC 3076

 2  1  1

Sold Price

\$481,500

Sold Date

31-Aug-24

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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