

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

32A BAYSTONE ROAD EPPING VIC 3076

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$260,000

&

\$285,000

Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Land

Suburb

Epping

Period-from

01 Jun 2023

to

31 May 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

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: 21 June 2024

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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

10 GLENCOE COURT EPPING VIC 3076

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Priceor range  
between

\$275,000

&

\$305,000

Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Land

Suburb

Epping

Period-from

01 Jun 2023

to

31 May 2024

Source

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