

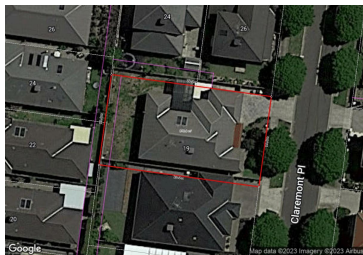
STATEMENT OF INFORMATION

19 CLAREMONT PLACE, EPPING, VIC 3076

PREPARED BY PERFORMANCE PROPERTY ADVISORY, PHONE: 03 8539 0300

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 CLAREMONT PLACE, EPPING, VIC

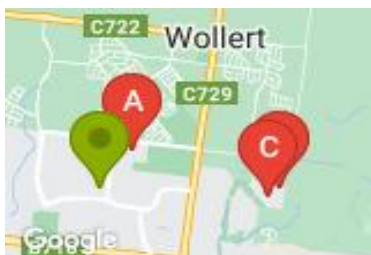
 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$750,000 to \$825,000**

MEDIAN SALE PRICE



EPPING, VIC, 3076

Suburb Median Sale Price (House)

\$680,000

01 January 2022 to 31 December 2022

Provided by: 

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



4 HANTON PL, EPPING, VIC 3076

 4  2  2

Sale Price

\$840,000

Sale Date: 15/10/2022

Distance from Property: 686m



19 GATESTONE RD, EPPING, VIC 3076

 4  2  4

Sale Price

***\$790,000**

Sale Date: 17/12/2022

Distance from Property: 2.4km



11 MAREBORNE ST, EPPING, VIC 3076

 4  2  3

Sale Price

***\$820,000**

Sale Date: 16/12/2022

Distance from Property: 2.2km



This report has been compiled on 16/01/2023 by Performance Property Advisory. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

19 CLAREMONT PLACE, EPPING, VIC 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$750,000 to \$825,000

Median sale price

Median price

\$680,000

Property type

House

Suburb

EPPING

Period

01 January 2022 to 31 December 2022

Source

pricefinder

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 most comparable to the property for sale.

Address of comparable

Price

Date of sale

4 HANTON PL, EPPING, VIC 3076	\$840,000	15/10/2022
19 GATESTONE RD, EPPING, VIC 3076	*\$790,000	17/12/2022
11 MAREBORNE ST, EPPING, VIC 3076	*\$820,000	16/12/2022

This Statement of Information was prepared

16/01/2023