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 ELAINE CLOSE 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	$875,000	&	$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$683,500	Property type	House	Suburb	Epping
Period-from	01 Feb 2024	to	31 Jan 2025	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
10 BARNARD COURT EPPING VIC 3076	$900,000	24-Sep-24
11 WYNNETTE COURT EPPING VIC 3076	$871,000	21-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.

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10 BARNARD COURT EPPING VIC 3076

4 2 2

Sold Price **$900,000** Sold Date **24-Sep-24**

Distance **2.15km**



11 WYNNETTE COURT EPPING VIC 3076

4 2 3

Sold Price **$871,000** Sold Date **21-Sep-24**

Distance **2.34km**

RS = Recent sale **UN** = Undisclosed Sale

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