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 GLOUCESTER WAY 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	$680,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$690,000	Property type	House	Suburb	Epping
Period-from	01 Mar 2024	to	28 Feb 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
9 NORTHUMBERLAND DRIVE EPPING VIC 3076	$660,000	18-Oct-24
15 SAVANNAH CRESCENT EPPING VIC 3076	$660,000	23-Nov-24
9 TOUHEY AVENUE EPPING VIC 3076	$786,000	07-Dec-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: 19 March 2025

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9 NORTHUMBERLAND DRIVE EPPING VIC 3076

3 1 2

Sold Price **$660,000** Sold Date **18-Oct-24**

Distance **0.47km**



15 SAVANNAH CRESCENT EPPING VIC 3076

3 1 2

Sold Price Sold Date **23-Nov-24**

Distance **0.92km**



9 TOUHEY AVENUE EPPING VIC 3076

3 1 2

Sold Price **$786,000** Sold Date **07-Dec-24**

Distance **1km**



4 WESTLEIGH COURT MILL PARK VIC 3082

3 1 2

Sold Price RS **$710,000** Sold Date **15-Mar-25**

Distance **1.58km**

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

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