

## 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](https://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



**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

<sup>RS</sup> **\$710,000** Sold Date **15-Mar-25**

Distance **1.58km**

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

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