

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

5/41 HOUSTON STREET 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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$476,250

Property type

Unit

Suburb

Epping

Period-from

01 Apr 2024

to

31 Mar 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

1/20 HOWARD STREET EPPING VIC 3076	\$438,000	30-Jan-25
3/59 HOUSTON STREET EPPING VIC 3076	\$410,000	07-Dec-24
4/34 COULSTOCK STREET EPPING VIC 3076	\$400,000	09-Mar-25

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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1/20 HOWARD STREET EPPING VIC 3076 Sold Price **\$438,000** Sold Date **30-Jan-25**

 2  1  1

Distance **0.14km**



3/59 HOUSTON STREET EPPING VIC 3076 Sold Price **\$410,000** Sold Date **07-Dec-24**

 2  1  1

Distance **0.2km**



4/34 COULSTOCK STREET EPPING VIC 3076 Sold Price **\$400,000** Sold Date **09-Mar-25**

 2  1  1

Distance **0.31km**

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

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