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 HAMMOND DRIVE 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	$585,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	House	Suburb	Epping
Period-from	01 Aug 2022	to	31 Jul 2023	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
4 HAMMOND DRIVE EPPING VIC 3076	$582,000	17-Jun-23
10 ELLIOTT CLOSE EPPING VIC 3076	$639,000	18-Mar-23
47 HENDERSONS ROAD EPPING VIC 3076	$635,000	01-Apr-23

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: 03 August 2023

CONSUMER AFFAIRS VICTORIA