

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

9 Herridge Place, Epping Vic 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$710,000 & \$750,000

Median sale price

Median price \$707,000 Property Type House Suburb Epping

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 six 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	6 Langridge Dr EPPING 3076	\$777,000	17/02/2024
2	23 Camouflage Dr EPPING 3076	\$758,000	20/04/2024
3	25 Bail St EPPING 3076	\$711,000	09/12/2023

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 six months.~~

This Statement of Information was prepared on:

27/06/2024 22:45



Property Type:
Agent Comments

Indicative Selling Price
\$710,000 - \$750,000
Median House Price
March quarter 2024: \$707,000

Comparable Properties



6 Langridge Dr EPPING 3076 (REI)

Agent Comments



Price: \$777,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)



23 Camouflage Dr EPPING 3076 (REI)

Agent Comments



Price: \$758,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 315 sqm approx



25 Bail St EPPING 3076 (REI)

Agent Comments



Price: \$711,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 392 sqm approx

Account - Love & Co