

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 SUTHERLAND COURT 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,250

Property type

House

Suburb

Epping

Period-from

01 Jun 2023

to

31 May 2024

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

7 LYDGATE TERRACE EPPING VIC 3076	608000	15-Feb-24
9 KASSANDRA HEIGHTS EPPING VIC 3076	580000	23-Mar-24
35 FOXZAMI CRESCENT EPPING VIC 3076	630000	17-May-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: 07 June 2024



7 LYDGATE TERRACE EPPING VIC 3076

Sold Price

608000

Sold Date

15-Feb-24

3

2

1

Distance

1.48km



9 KASSANDRA HEIGHTS EPPING VIC 3076

Sold Price

580000

Sold Date

23-Mar-24

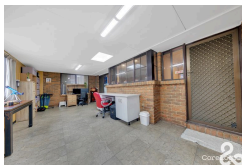
3

2

1

Distance

1.27km



35 FOXZAMI CRESCENT EPPING VIC 3076

Sold Price

^{RS} **630000**

Sold Date

17-May-24

3

1

2

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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