

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

104/82 Epping Road 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

\$310,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Epping

Period-from

01 Aug 2020

to

31 Jul 2021

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

5/1 Jarama Boulevard Epping VIC 3076	\$285,000	05-Mar-21
2/351 Findon Road Epping VIC 3076	\$325,000	30-Oct-20

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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5/1 Jarama Boulevard Epping VIC 3076

Sold Price

^{RS}

\$285,000

Sold Date

05-Mar-21

1 1 1

Distance

2.3km



2/351 Findon Road Epping VIC 3076

Sold Price

\$325,000

Sold Date

30-Oct-20

1 1 1

Distance

2.73km

RS = Recent sale

UN = Undisclosed Sale

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