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	41 Kyabram Street, Epping Vic 3076

Indicative selling price

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

Range between $730,000 & $803,000

Median sale price

Median price $675,000 Property Type House Suburb Epping

Period - From 01/10/2022 to 31/12/2022 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.

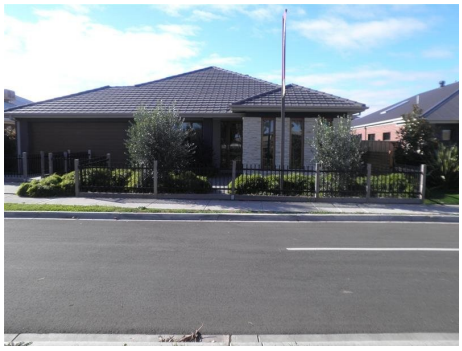
	Address of comparable property	Price	Date of sale
1	14 Nesting Ct EPPING 3076	$802,500	23/01/2023
2	3 Daybreak St EPPING 3076	$755,000	12/11/2022
3	5 Wyena Gr EPPING 3076	$728,000	08/10/2022

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: 21/02/2023 09:50

LOVE & CO



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$730,000 - $803,000
Median House Price
December quarter 2022: $675,000

Comparable Properties



14 Nesting Ct EPPING 3076 (REI)

4 2 2

Price: $802,500
Method: Private Sale
Date: 23/01/2023
Property Type: House (Res)
Land Size: 574 sqm approx

Agent Comments



3 Daybreak St EPPING 3076 (REI)

4 2 2

Price: $755,000
Method: Auction Sale
Date: 12/11/2022
Property Type: House (Res)
Land Size: 420 sqm approx

Agent Comments

5 Wyena Gr EPPING 3076 (REI)

4 3 2

Price: $728,000
Method: Auction Sale
Date: 08/10/2022
Property Type: House (Res)

Agent Comments

Account - Love & Co

REIV THE DIFFERENCE | propertydata.com.au

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