

## 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

104/86 Epping Road Epping VIC 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$299,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Epping

Period-from

01 May 2020

to

30 Apr 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

209/90 Epping Road Epping VIC 3076	\$300,000	02-Feb-21
18/12 Kirkland Court Epping VIC 3076	\$323,000	15-Mar-21
5/1 Jarama Boulevard Epping VIC 3076	\$285,000	05-Mar-21

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: 20 May 2021



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**209/90 Epping Road Epping VIC 3076**

1 1 1

Sold Price

**\$300,000**

Sold Date

**02-Feb-21**

Distance

**0.05km**



**18/12 Kirkland Court Epping VIC 3076**

1 1 -

Sold Price

**\$323,000**

Sold Date

**15-Mar-21**

Distance

**0.1km**



**5/1 Jarama Boulevard Epping VIC 3076**

1 1 1

Sold Price

<sup>RS</sup> **\$285,000**

Sold Date

**05-Mar-21**

Distance

**2.32km**



**2/351 Findon Road Epping VIC 3076**

1 1 1

Sold Price

**\$325,000**

Sold Date

**30-Oct-20**

Distance

**2.74km**

RS = Recent sale

UN = Undisclosed Sale

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