## 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

16 Broadleaf Drive 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	\$620,000	&	\$670,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$598,000	Prope	rty type House		Suburb	Epping	
Period-from	01 Jun 2020	to	31 May 2	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
15 Fertile Street Epping VIC 3076	\$654,000	20-Mar-21
37 Brunswick Drive Epping VIC 3076	\$667,000	27-Feb-21
24 Rockfield Street Epping VIC 3076	\$650,000	11-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: 29 June 2021





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15 Fertile Street Epping VIC 3076

⇔ 2

Sold Price

**\$654,000** Sold Date **20-Mar-21** 

0.04km



37 Brunswick Drive Epping VIC

₽ 2

₾ 2

Sold Price

**\$667,000** Sold Date **27-Feb-21** 

3076

⇔2

Distance

Distance

0.47km



24 Rockfield Street Epping VIC

Sold Price

**\$650,000** Sold Date

11-Mar-21

Distance

0.5km

3076

**≡** 3

**=** 3

**=** 3

₽ 2

**RS** = Recent sale

UN = Undisclosed Sale

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