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	204/82 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	$370,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$410,000	Property type	Unit	Suburb	Epping
Period-from	01 Jul 2020	to	30 Jun 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
210/78 Epping Road Epping VIC 3076	$350,000	10-Jun-21
208/90 Epping Road Epping VIC 3076	$356,000	30-Apr-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: 13 July 2021

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210/78 Epping Road Epping VIC 3076

2 2 1

Sold Price RS **$350,000** Sold Date **10-Jun-21**

Distance **0.05km**



208/90 Epping Road Epping VIC 3076

2 2 1

Sold Price **$356,000** Sold Date **30-Apr-21**

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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