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	10 EARLYBIRD WAY 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	$660,000	~~or range between~~		&	

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980.*

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
863 EDGARS ROAD EPPING VIC 3076	$651,000	29-Jan-22
23 MULLER STREET EPPING VIC 3076	$650,000	20-Jan-22
24 CASCADE CRESCENT EPPING VIC 3076	$655,000	20-Nov-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: 14 February 2022

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863 EDGARS ROAD EPPING VIC 3076

3 2 2

Sold Price RS $651,000 Sold Date 29-Jan-22

Distance 0.57km



23 MULLER STREET EPPING VIC 3076

3 2 1

Sold Price RS $650,000 Sold Date 20-Jan-22

Distance 0.7km



24 CASCADE CRESCENT EPPING VIC 3076

3 1 4

Sold Price $655,000 Sold Date 20-Nov-21

Distance 1.9km

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

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