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	47 HENDERSONS 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~~		or range between	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$695,000	Property type	House	Suburb	Epping
Period-from	01 Feb 2022	to	31 Jan 2023	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
10 CORINE COURT EPPING VIC 3076	$645,000	08-Oct-22
36 KANTIKI DRIVE EPPING VIC 3076	$620,000	20-Oct-22
7 SAVANNAH CRESCENT EPPING VIC 3076	$617,500	17-Dec-22

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: 01 February 2023

Abraham Kalamouni
P 9471 1100
M 0400506219
E akalamouni@hockingstuart.com



10 CORINE COURT EPPING VIC 3076

3 1 2

Sold Price **$645,000** Sold Date **08-Oct-22**

Distance **0.15km**



36 KANTIKI DRIVE EPPING VIC 3076

3 1 1

Sold Price **$620,000** Sold Date **20-Oct-22**

Distance **0.11km**



7 SAVANNAH CRESCENT EPPING VIC 3076

3 1 2

Sold Price RS **$617,500** Sold Date **17-Dec-22**

Distance **0.78km**

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

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