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	3 Chettam Street 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	$580,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$558,750	Property type	House	Suburb	Epping
Period-from	01 Sep 2018	to	31 Aug 2019	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
4 Axebridge Circuit Epping VIC 3076	$565,000	04-May-19
18 Greenview Court Epping VIC 3076	$570,000	17-Jul-19
201 Saltlake Boulevard Wollert VIC 3750	$590,000	15-Apr-19

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: 17 September 2019

OBrien Real Estate
Konn Petropoulos
P 9478 5005
M 0498 389 222
E konn.petropoulos@obre.com.au



4 Axebridge Circuit Epping VIC 3076

3 2 2

Sold Price **$565,000** Sold Date **04-May-19**

Distance **0.8km**

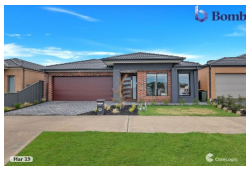


18 Greenview Court Epping VIC 3076

3 2 1

Sold Price **$570,000** Sold Date **17-Jul-19**

Distance **1.46km**



201 Saltlake Boulevard Wollert VIC 3750

4 2 2

Sold Price **$590,000** Sold Date **15-Apr-19**

Distance **1.38km**

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

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