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	31 HOUSTON 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	$635,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$685,000	Property type	House	Suburb	Epping
Period-from	01 Oct 2023	to	30 Sep 2024	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 RAVENSTHORPE LANE EPPING VIC 3076	$650,000	05-Oct-24
35 PAUL CRESCENT EPPING VIC 3076	$660,000	10-Aug-24
48 MANLEY STREET EPPING VIC 3076	$610,000	12-Oct-24

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.~~

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10 RAVENSTHORPE LANE EPPING VIC 3076

3 2 2

Sold Price RS $650,000 Sold Date 05-Oct-24

Distance 2.1km



35 PAUL CRESCENT EPPING VIC 3076

3 2 1

Sold Price $660,000 Sold Date 10-Aug-24

Distance 1.46km



48 MANLEY STREET EPPING VIC 3076

3 2 1

Sold Price RS $610,000 Sold Date 12-Oct-24

Distance 1.67km

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

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