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	1/4 GRIMWADE COURT 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	$495,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$475,000	Property type	Unit	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
5/38 COULSTOCK STREET EPPING VIC 3076	$500,000	07-Oct-24
1/8 STIRLING COURT EPPING VIC 3076	$550,000	30-Sep-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.

This Statement of Information was prepared on: 22 October 2024

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5/38 COULSTOCK STREET EPPING VIC 3076

2 1 1

Sold Price RS **$500,000** Sold Date **07-Oct-24**

Distance **1.57km**



1/8 STIRLING COURT EPPING VIC 3076

2 1 1

Sold Price RS **$550,000** Sold Date **30-Sep-24**

Distance **1.31km**

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

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