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	1/8 GUILA 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	$440,000	&	$480,000

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
1/2 GUILA COURT EPPING VIC 3076	$480,000	26-Oct-24
2/6 CAMPBELL STREET EPPING VIC 3076	$480,000	18-Jul-24
4/7-8 PORTSMOUTH PLACE EPPING VIC 3076	$481,500	31-Aug-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: 31 October 2024

Imogen Hammond
M 0434775639
E Ihammond@barryplant.com.au



1/2 GUILA COURT EPPING VIC 3076

2 1 1

Sold Price RS $480,000 Sold Date 26-Oct-24

Distance 0.06km



2/6 CAMPBELL STREET EPPING VIC 3076

2 1 2

Sold Price $480,000 Sold Date 18-Jul-24

Distance 0.24km



4/7-8 PORTSMOUTH PLACE EPPING VIC 3076

2 1 1

Sold Price $481,500 Sold Date 31-Aug-24

Distance 0.71km

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

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