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	6 ZURZOLO TERRACE 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$690,000	Property type	House	Suburb	Epping
Period-from	01 Apr 2024	to	31 Mar 2025	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
6 TYROL COURT EPPING VIC 3076	$745,000	09-Nov-24
32 PLOWMAN COURT EPPING VIC 3076	$735,000	28-Jan-25
6 WORSLEY COURT EPPING VIC 3076	$720,000	06-Mar-25

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: 02 April 2025

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6 TYROL COURT EPPING VIC 3076 Sold Price **$745,000** Sold Date **09-Nov-24**

3 2 2 Distance **1.34km**



32 PLOWMAN COURT EPPING VIC 3076 Sold Price RS **$735,000** Sold Date **28-Jan-25**

3 2 2 Distance **0.72km**



6 WORSLEY COURT EPPING VIC 3076 Sold Price RS **$720,000** Sold Date **06-Mar-25**

3 2 2 Distance **1.94km**

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

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