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<br>Including suburb and postcode | 75 CALENDULA CIRCUIT 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 | $520,000 | & | $570,000 |

## 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 |
|---|---|---|
| 223 MCDONALDS ROAD EPPING VIC 3076 | $574,000 | 26-Jun-24 |
| 1A CAVALIER COURT EPPING VIC 3076 | $527,500 | 10-Jul-24 |
| 7 LILI STREET EPPING VIC 3076 | $575,000 | 14-May-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: 30 October 2024

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**223 MCDONALDS ROAD EPPING VIC 3076**

3 1 1

Sold Price **$574,000** Sold Date **26-Jun-24**

Distance **0.32km**



**1A CAVALIER COURT EPPING VIC 3076**

3 1 1

Sold Price RS **$527,500** Sold Date **10-Jul-24**

Distance **0.78km**



**7 LILI STREET EPPING VIC 3076**

3 1 2

Sold Price **$575,000** Sold Date **14-May-24**

Distance **1.6km**

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

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