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

14 ARGUS ESPLANADE EPPING VIC 3076

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range	- <u>3380 000</u>	&	\$630,000					
Median sale price (*Delete house or unit as applicable)									
Median Price	\$678,250	Property type	House	Suburb	Epping				

30 Jun 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2023

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.

to

Address of comparable property	Price	Date of sale	
14 URBAN DRIVE EPPING VIC 3076	\$637,500	11-May-24	
36 GENESIS DRIVE EPPING VIC 3076	\$597,000	16-Mar-24	
765 EDGARS ROAD EPPING VIC 3076	\$625,000	14-Mar-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: 04 July 2024



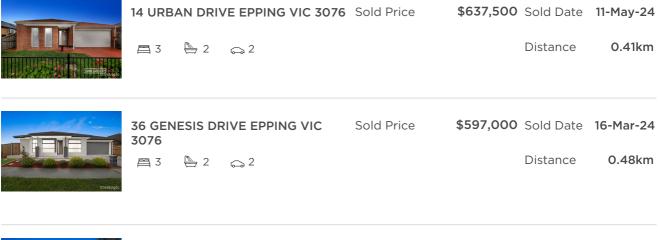
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consumer.vic.gov.au



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765 EDGARS ROAD EPPING VIC 3076		Sold Price	\$625,000	Sold Date	14-Mar-24	
昌 3	2	⇔ 2			Distance	0.62km

RS = Recent sale UN = Undisclosed Sale

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