

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

15 BINAP ROAD EPPING VIC 3076

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between
\$595,000 \$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price \$670,000 Property type House Suburb Epping
Period-from 03 Feb 2023 to 03Aug2023 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 |
|---------------------------------------|-----------|--------------|
| 111 GAMMAGE BOULEVARD EPPING VIC 3076 | \$598,000 | 04-Jun-23 |
| 3 GENESIS DRIVE EPPING VIC 3076 | \$616,100 | 21-Mar-23 |
| 13 BROADLEAF DRIVE EPPING VIC 3076 | \$640,000 | 25-Mar-23 |

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 August 2023



111 GAMAGE BOULEVARD EPPING VIC 3076 Sold Price

\$598,000 Sold Date **04-Jun-23**

4 2 2

Distance **0.38km**



3 GENESIS DRIVE EPPING VIC 3076 Sold Price

\$616,100 Sold Date **21-Mar-23**

4 2 2

Distance **0.44km**



13 BROADLEAF DRIVE EPPING VIC 3076 Sold Price

\$640,000 Sold Date **25-Mar-23**

3 2 3

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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