

## 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

16 MARINA STREET EPPING VIC 3076

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Epping

Period-from

01 Jan 2023

to

31 Dec 2023

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

4 BAIL STREET EPPING VIC 3076	\$788,000	07-Oct-23
2 DAYBREAK STREET EPPING VIC 3076	\$775,000	29-Jul-23
27 SHIELDS STREET EPPING VIC 3076	\$760,000	07-Oct-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: 11 January 2024

**4 BAIL STREET EPPING VIC 3076**

Sold Price

**\$788,000**

Sold Date

**07-Oct-23** 4  2  2

Distance

**0.2km****2 DAYBREAK STREET EPPING VIC 3076**

Sold Price

**\$775,000**

Sold Date

**29-Jul-23** 4  2  2

Distance

**0.35km****27 SHIELDS STREET EPPING VIC 3076**

Sold Price

**\$760,000**

Sold Date

**07-Oct-23** 4  2  2

Distance

**0.37km**

RS = Recent sale

UN = Undisclosed Sale

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