

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 MAYWOOD DRIVE 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Epping

Period-from

01 Jun 2023

to

31 May 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

268 DALTON ROAD LALOR VIC 3075	\$581,000	01-Jun-24
12 KENNA DRIVE LALOR VIC 3075	\$600,000	22-Mar-24
41 PEPPERCORN PARADE EPPING VIC 3076	\$636,500	06-Apr-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: 03 June 2024



268 DALTON ROAD LALOR VIC 3075

Sold Price

^{RS}

\$581,000

Sold Date

01-Jun-24

3 1 -

Distance

1.74km



12 KENNA DRIVE LALOR VIC 3075

Sold Price

\$600,000

Sold Date

22-Mar-24

3 1 2

Distance

1.63km



41 PEPPERCORN PARADE EPPING VIC 3076

Sold Price

^{RS}

\$636,500

Sold Date

06-Apr-24

3 1 2

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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