

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

17 HENDERSONS ROAD 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,000

Property type

House

Suburb

Epping

Period-from

01 Sep 2022

to

31 Aug 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

46 HENDERSONS ROAD EPPING VIC 3076	\$668,000	22-Jul-23
60 NARINA WAY EPPING VIC 3076	\$707,000	24-Jun-23
3 LETCHWORTH PLACE EPPING VIC 3076	\$680,000	06-May-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: 21 September 2023



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**46 HENDERSONS ROAD EPPING
VIC 3076**

3 1 1

Sold Price

^{RS} **\$668,000**

Sold Date

22-Jul-23

Distance

0.22km



60 NARINA WAY EPPING VIC 3076

3 1 -

Sold Price

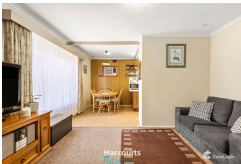
\$707,000

Sold Date

24-Jun-23

Distance

0.46km



**3 LETCHWORTH PLACE EPPING
VIC 3076**

3 1 2

Sold Price

\$680,000

Sold Date

06-May-23

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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