

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

2/6 CAMPBELL STREET 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Epping

Period-from

01 Apr 2023

to

31 Mar 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

12/6 CAMPBELL STREET EPPING VIC 3076	\$487,500	03-Feb-24
14/6 CAMPBELL STREET EPPING VIC 3076	\$480,000	04-Jan-24
20/12 RUFUS STREET EPPING VIC 3076	\$480,000	23-Nov-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: 15 April 2024



**12/6 CAMPBELL STREET EPPING
VIC 3076**

2 1 1

Sold Price

\$487,500

Sold Date **03-Feb-24**

Distance **0.07km**



**14/6 CAMPBELL STREET EPPING
VIC 3076**

2 1 1

Sold Price

\$480,000

Sold Date **04-Jan-24**

Distance **0.08km**



**20/12 RUFUS STREET EPPING VIC
3076**

2 1 1

Sold Price

Sold Date **23-Nov-23**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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