

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

21A PAIOR CIRCUIT 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

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

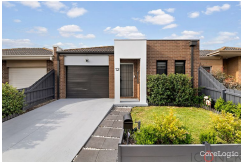
Date of sale

12 JARAMA BOULEVARD EPPING VIC 3076	\$498,000	18-Feb-24
14 PINNEY LANE EPPING VIC 3076	\$500,000	31-May-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: 06 June 2024

**12 JARAMA BOULEVARD EPPING
VIC 3076**

2 1 1

Sold Price

\$498,000

Sold Date

18-Feb-24

Distance

1.75km**14 PINNEY LANE EPPING VIC 3076**

2 1 1

Sold Price

RS

\$500,000

Sold Date

31-May-24

Distance

2.16km

RS = Recent sale

UN = Undisclosed Sale

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