

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

28 HALTER CRESCENT EPPING VIC 3076

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between
\$475,000 \$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$2,722,500 Property type Land Suburb Epping
Period-from 24 Jan 2023 to 24 Jul 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
60 LOUGHTON AVENUE EPPING VIC 3076	\$541,000	17-Mar-23
52 GREAT BROME AVENUE EPPING VIC 3076	\$645,000	13-Mar-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: 19 July 2023



60 LOUGHTON AVENUE EPPING
VIC 3076

Sold Price

\$541,000 Sold Date 17-Mar-23

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Distance 3.5km



52 GREAT BROME AVENUE EPPING Sold Price
VIC 3076

\$645,000 Sold Date 13-Mar-23

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Distance 3.18km

RS = Recent sale

UN = Undisclosed Sale

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