

## 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

3 BROWNLOW CRESCENT EPPING VIC 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$675,000

Property type

House

Suburb

Epping

Period-from

01 Jan 2023

to

31 Dec 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

7 LUTON CLOSE EPPING VIC 3076	\$695,000	26-Aug-23
17 TOUHEY AVENUE EPPING VIC 3076	\$638,000	23-Nov-23
1 SADDLERS COURT EPPING VIC 3076	\$620,000	23-Dec-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: 16 January 2024



**7 LUTON CLOSE EPPING VIC 3076** Sold Price **\$695,000** Sold Date **26-Aug-23**

3 1 -

Distance **0.44km**



**17 TOUHEY AVENUE EPPING VIC 3076** Sold Price **\$638,000** Sold Date **23-Nov-23**

4 1 1

Distance **0.37km**



**1 SADDLERS COURT EPPING VIC 3076** Sold Price <sup>RS</sup> **\$620,000** Sold Date **23-Dec-23**

4 1 2

Distance **0.85km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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