

## 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 COLDSTREAM AVENUE 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

\$850,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Epping

Period-from

01 Mar 2023

to

29 Feb 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

4 MEELUP RISE WOLLERT VIC 3750	\$851,000	02-Dec-23
8 NUTHALL WAY EPPING VIC 3076	\$997,500	24-Feb-24
11 MURIEL COURT EPPING VIC 3076	\$882,500	29-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: 12 March 2024



**4 MEELUP RISE WOLLERT VIC 3750**

Sold Price

<sup>RS</sup>

**\$851,000**

Sold Date

**02-Dec-23**

4 3 2

Distance

**1.89km**



**8 NUTHALL WAY EPPING VIC 3076**

Sold Price

<sup>RS</sup>

**\$997,500**

Sold Date

**24-Feb-24**

4 3 3

Distance

**1.43km**



**11 MURIEL COURT EPPING VIC 3076**

Sold Price

**\$882,500**

Sold Date

**29-Nov-23**

4 3 2

Distance

**2.2km**

RS = Recent sale

UN = Undisclosed Sale

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