## 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

4 Myna Street, Epping Vic 3076

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	n \$780,000		&		\$850,000			
Median sale pr	rice							
Median price	\$707,000	Pro	operty Type	Hou	ISE		Suburb	Epping
Period - From	01/01/2024	to	31/03/2024		So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	8 Radman St EPPING 3076	\$870,500	16/03/2024
2	8 Wuchatsch Av EPPING 3076	\$845,000	16/04/2024
3	7 Meranti Way EPPING 3076	\$842,000	02/04/2024

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 six months.

This Statement of Information was prepared on:

01/05/2024 14:13



4 Myna Street, Epping Vic 3076





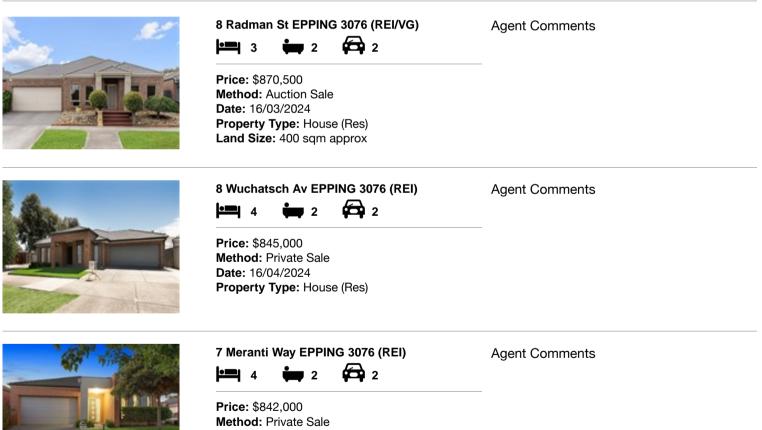


Property Type: House (Res) Land Size: 585 sqm approx Agent Comments

Jennette Mazur 03 9070 5095 0434 115 727 jennettemazur@jelliscraig.com.au

> **Indicative Selling Price** \$780,000 - \$850,000 **Median House Price** March quarter 2024: \$707,000

# **Comparable Properties**





Date: 02/04/2024 Property Type: House Land Size: 507 sqm approx

#### Account - Jellis Craig | P: 03 9070 5095



propertydata

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