

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 consumer.vic.gov.au/underquoting

Range between \$780,000 & \$850,000

Median sale price

Median price \$707,000 Property Type House Suburb Epping

Period - From 01/01/2024 to 31/03/2024 Source 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.

	Address 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

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

March quarter 2024: \$707,000



Property Type: House (Res)

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



8 Radman St EPPING 3076 (REI/VG)

Agent Comments



Price: \$870,500

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 400 sqm approx



8 Wuchatsch Av EPPING 3076 (REI)

Agent Comments



Price: \$845,000

Method: Private Sale

Date: 16/04/2024

Property Type: House (Res)



7 Meranti Way EPPING 3076 (REI)

Agent Comments



Price: \$842,000

Method: Private Sale

Date: 02/04/2024

Property Type: House

Land Size: 507 sqm approx