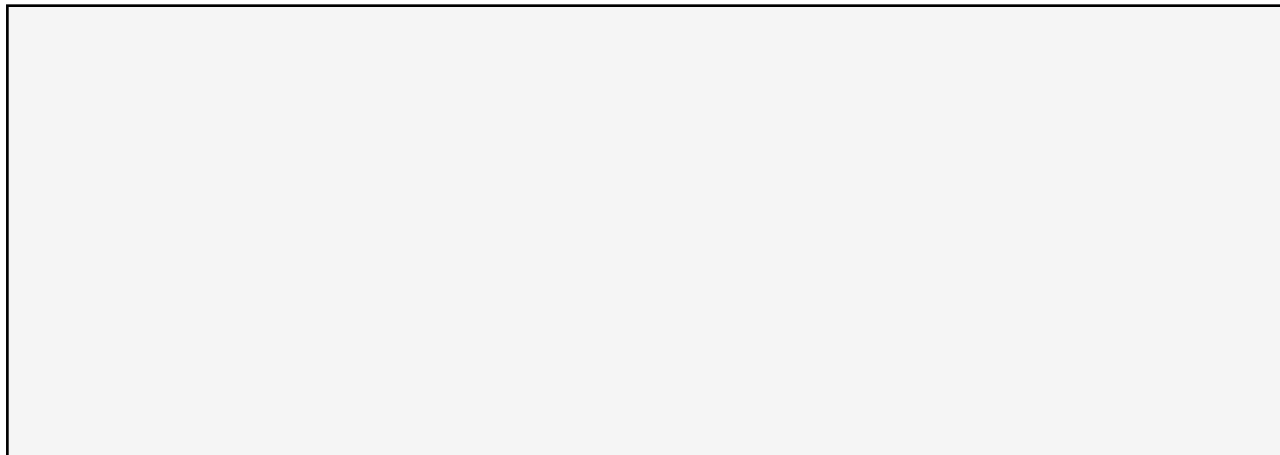


Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



Property offered for sale

Address
Including suburb and
postcode

7 LILI STREET, EPPING, VIC 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$555,000 to \$585,000

Median sale price

Median price

\$665,000

Property type

House

Suburb

EPPING

Period

01 April 2023 to 31 March 2024

Source



Comparable property sales

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

23 GUINEA CRT, EPPING, VIC 3076	\$585,000	09/12/2023
9 KASSANDRA HTS, EPPING, VIC 3076	*\$580,000	23/03/2024
140 MCDONALDS RD, EPPING, VIC 3076	\$581,000	16/12/2023

This Statement of Information was prepared on:

12/04/2024