

## 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

7 SEEBER STREET 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,500

Property type

House

Suburb

Epping

Period-from

01 Feb 2023

to

31 Jan 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

6 WEDGE STREET EPPING VIC 3076	\$570,000	04-Jul-23
39 HALTER CRESCENT EPPING VIC 3076	\$531,000	21-Sep-23
21 SEEBER STREET EPPING VIC 3076	\$510,000	01-Jul-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 February 2024


**6 WEDGE STREET EPPING VIC  
3076**
 3  1  1

Sold Price

**\$570,000**

Sold Date

**04-Jul-23**

Distance

**3.37km**

**39 HALTER CRESCENT EPPING VIC  
3076**
 3  1  1

Sold Price

**\$531,000**

Sold Date

**21-Sep-23**

Distance

**4.98km**

**21 SEEBER STREET EPPING VIC  
3076**
 3  1  1

Sold Price

**\$510,000**

Sold Date

**01-Jul-23**

Distance

**0.05km**

RS = Recent sale

UN = Undisclosed Sale

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