

## 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

2/16 YOUNG 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Epping

Period-from

01 Oct 2023

to

30 Sep 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

3/38 COULSTOCK STREET EPPING VIC 3076	\$578,000	05-Oct-24
78 BRUSH ROAD EPPING VIC 3076	\$555,000	10-Aug-24
1/11 LLOYD AVENUE EPPING VIC 3076	\$530,000	20-Jul-24

**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: 21 October 2024



**3/38 COULSTOCK STREET EPPING VIC 3076**

3 2 1

Sold Price

<sup>RS</sup> **\$578,000**

Sold Date **05-Oct-24**

Distance **0.97km**



**78 BRUSH ROAD EPPING VIC 3076**

3 2 1

Sold Price

**\$555,000**

Sold Date **10-Aug-24**

Distance **1.38km**



**1/11 LLOYD AVENUE EPPING VIC 3076**

3 1 1

Sold Price

<sup>RS</sup> **\$530,000**

Sold Date **20-Jul-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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