

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 MCCARTY AVENUE EPPING VIC 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,750

Property type

Unit

Suburb

Epping

Period-from

01 May 2024

to

30 Apr 2025

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

4/12 DRYANDRA AVENUE EPPING VIC 3076	\$500,000	22-Feb-25
1/3 ARANDA PLACE EPPING VIC 3076	\$541,000	18-Jan-25
6/49 COULSTOCK STREET EPPING VIC 3076	\$510,000	11-Apr-25

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: 14 May 2025

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**4/12 DRYANDRA AVENUE EPPING
VIC 3076**

Sold Price

^{RS}

\$500,000

Sold Date

22-Feb-25

2

2

1

Distance

1.16km



**1/3 ARANDA PLACE EPPING VIC
3076**

Sold Price

\$541,000

Sold Date

18-Jan-25

2

2

1

Distance

1.31km



**6/49 COULSTOCK STREET EPPING
VIC 3076**

Sold Price

^{RS}

\$510,000

Sold Date

11-Apr-25

2

1

1

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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