

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 CAMPBELL STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Epping

Period-from

01 Mar 2024

to

28 Feb 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

8 GUILA COURT EPPING VIC 3076	\$515,000	22-Nov-24
2/62 MEMORIAL AVENUE EPPING VIC 3076	\$542,000	19-Dec-24
16 COOPER STREET EPPING VIC 3076	\$560,000	09-Nov-24

OR

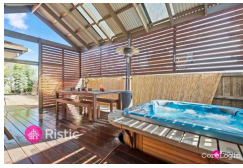
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 March 2025

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8 GUILA COURT EPPING VIC 3076

Sold Price

\$515,000

Sold Date

22-Nov-24

 2  1  1

Distance

0.28km



**2/62 MEMORIAL AVENUE EPPING
VIC 3076**

Sold Price

\$542,000

Sold Date

19-Dec-24

 2  1  1

Distance

1.04km



**16 COOPER STREET EPPING VIC
3076**

Sold Price

\$560,000

Sold Date

09-Nov-24

 3  1  1

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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