

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 LYNCH CLOSE 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Epping

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

2 ACHERON STREET EPPING VIC 3076	\$702,000	20-Dec-25
14 PINDARI AVENUE EPPING VIC 3076	\$685,000	26-Sep-25
27 PLOWMAN COURT EPPING VIC 3076	\$720,000	19-Sep-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.~~

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Leon El-Assaad

M 0423588621

E leon.elassaad@rataandco.com.au



2 ACHERON STREET EPPING VIC 3076

Sold Price

^{RS}

\$702,000

Sold Date

20-Dec-25

3

2

2

Distance

0.3km



14 PINDARI AVENUE EPPING VIC 3076

Sold Price

\$685,000

Sold Date

26-Sep-25

3

1

3

Distance

1.56km



27 PLOWMAN COURT EPPING VIC 3076

Sold Price

\$720,000

Sold Date

19-Sep-25

3

2

2

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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