

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

21 San Cristobal Pass Epping VIC 3076

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between

	\$695,000	\$764,500
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$590,000	Property type	House	Suburb	Epping
Period-from	14 Nov 2020	to	14 May 2021	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
14 Dunolly Street Epping VIC 3076	\$707,500	10-Apr-21
19 Pribislaw Crescent Epping VIC 3076	\$735,000	07-Dec-20
1 Canterbury Grove Epping VIC 3076	\$722,000	26-Mar-21

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 May 2021



14 Dunolly Street Epping VIC 3076

Sold Price

^{RS} **\$707,500**

Sold Date

10-Apr-21

 4  3  2

Distance

0.5km



19 Pribislaw Crescent Epping VIC 3076

Sold Price

\$735,000

Sold Date

07-Dec-20

 5  3  2

Distance

0.86km



1 Canterbury Grove Epping VIC 3076

Sold Price

^{RS} **\$722,000**

Sold Date

26-Mar-21

 4  2  2

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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