

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

42 SHIELDS STREET 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

	\$580,000	\$630,000
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Median sale price

(*Delete house or unit as applicable)

Median Price \$700,000 Property type House Suburb Epping

Period-from 18 Apr 2022 to 18 Oct 2022 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
9 GAMMAGE BOULEVARD EPPING VIC 3076	\$655,000	12-Aug-22
20 SHIELDS STREET EPPING VIC 3076	\$675,000	21-Sep-22
6 BRIGHT AVENUE EPPING VIC 3076	\$628,000	18-Jun-22

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: 18 October 2022



**9 GAMMAGE BOULEVARD EPPING
VIC 3076**

3 2 1

Sold Price

\$655,000

Sold Date

12-Aug-22

Distance

0.06km



**20 SHIELDS STREET EPPING VIC
3076**

4 2 2

Sold Price

^{RS} **\$675,000**

Sold Date

21-Sep-22

Distance

0.24km



**6 BRIGHT AVENUE EPPING VIC
3076**

3 2 2

Sold Price

\$628,000

Sold Date

18-Jun-22

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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