# 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

8 LOUGHTON 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	\$780,000	<del>or range</del> <del>between</del>	&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$700,000	Prope	erty type House		House	Suburb	Epping	
Period-from	01 Jul 2021	to	30 Jun 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	
10 RADMAN STREET EPPING VIC 3076	\$745,000	20-May-22	
18 KARAGOLA TERRACE EPPING VIC 3076	\$762,000	09-Mar-22	
8 MARINA STREET EPPING VIC 3076	\$765,000	29-Mar-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: 25 July 2022



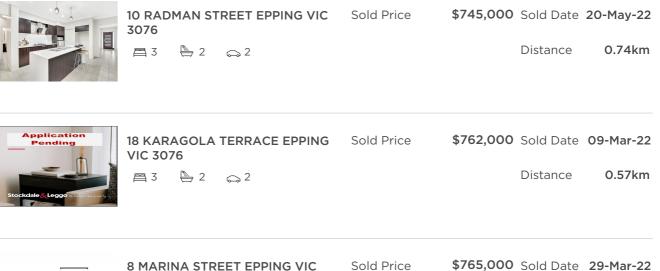
consumer.vic.gov.au



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8 MARINA STREET EPPING VIC 3076 ☐ 3				Sold Price	\$765,000	Sold Date	29-Mar-22
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#### RS = Recent sale UN = Undisclosed Sale

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