

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

22D REDDING RISE 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,750

Property type

Unit

Suburb

Epping

Period-from

01 May 2024

to

30 Apr 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

3/13 BLAINEY CRESCENT EPPING VIC 3076	\$560,000	19-Feb-25
1/3 REDDING RISE EPPING VIC 3076	\$600,000	04-Mar-25
5 HALLIFAX WALK EPPING VIC 3076	\$605,000	06-Jan-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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Maddie Harris
P 9707 0556
M 0421 106 819
E maddie.harris@obrienrealestate.com.au



3/13 BLAINEY CRESCENT EPPING VIC 3076

 3  2  1

Sold Price

\$560,000

Sold Date

19-Feb-25

Distance

0.26km



1/3 REDDING RISE EPPING VIC 3076

 3  2  2

Sold Price

\$600,000

Sold Date

04-Mar-25

Distance

0.26km



5 HALLIFAX WALK EPPING VIC 3076

 3  2  2

Sold Price

\$605,000

Sold Date

06-Jan-25

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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