Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/37 Foxzami Crescent, Epping Vic 3076

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|-------------------|------|------------|------|--------|--------|
| Range betweer | n \$480,000 | | & | | \$520,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$704,400 | Pro | Property Type Hou | | lse | | Suburb | Epping |
| Period - From | 01/07/2024 | to | 30/06/2025 | | So | urce | REIV | |

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1 | 348 Findon Rd EPPING 3076 | \$520,000 | 14/04/2025 |
| 2 | | | |
| 3 | | | |

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 six months.

This Statement of Information was prepared on:

22/07/2025 11:10





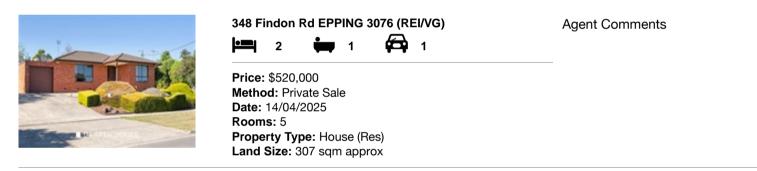




Property Type: House Agent Comments

Indicative Selling Price \$480,000 - \$520,000 Median House Price Year ending June 2025: \$704,400

Comparable Properties



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 six months.

Account - VICPROP | P: 03 8888 1011



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