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	7 Taberer Court 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	$780,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,500	Property type	House	Suburb	Epping
Period-from	01 Oct 2020	to	30 Sep 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
3 Rogers Court Epping VIC 3076	$810,000	05-Jun-21
19 Runecrest Terrace Epping VIC 3076	$780,000	03-Aug-21
26 Hayston Boulevard Epping VIC 3076	$796,000	17-Apr-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: 07 October 2021

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3 Rogers Court Epping VIC 3076

4 2 2

Sold Price **$810,000** Sold Date **05-Jun-21**

Distance **0.38km**



19 Runecrest Terrace Epping VIC 3076

4 2 2

Sold Price RS **$780,000** Sold Date **03-Aug-21**

Distance **0.69km**



26 Hayston Boulevard Epping VIC 3076

4 2 2

Sold Price **$796,000** Sold Date **17-Apr-21**

Distance **1.53km**

RS = Recent sale **UN** = Undisclosed Sale

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