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	45 PEPPERCORN PARADE 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	$639,500	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$690,000	Property type	House	Suburb	Epping
Period-from	01 Mar 2024	to	28 Feb 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
8 OLIVE COURT EPPING VIC 3076	$648,000	24-Dec-24
22 SAVANNAH CRESCENT EPPING VIC 3076	$624,000	19-Mar-25
5 ARRAN CLOSE EPPING VIC 3076	$660,000	29-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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8 OLIVE COURT EPPING VIC 3076 Sold Price **$648,000** Sold Date **24-Dec-24**

3 2 1 Distance **1.27km**



22 SAVANNAH CRESCENT EPPING VIC 3076 Sold Price RS **$624,000** Sold Date **19-Mar-25**

3 2 3 Distance **0.19km**



5 ARRAN CLOSE EPPING VIC 3076 Sold Price **$660,000** Sold Date **29-Jan-25**

3 2 3 Distance **1.95km**

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

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