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	13 Hastings Court, Epping Vic 3076
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$680,500	Pro	perty Type	House		Suburb	Epping
Period - From	01/10/2023	to	31/12/2023		Source	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	28 Derby Dr EPPING 3076	\$656,000	20/10/2023
2	15 Peppercorn Pde EPPING 3076	\$650,000	21/09/2023
3	1 Lynch CI EPPING 3076	\$600,000	02/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/03/2024 14:00



McGrath

Maggie Sun 03 9889 8800 0425 790 930 maggiesun@mcgrath.com.au

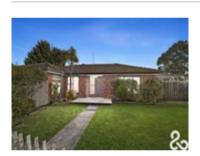
Indicative Selling Price \$600,000 - \$660,000 **Median House Price** December quarter 2023: \$680,500





Property Type: House Land Size: 606 sqm approx **Agent Comments**

Comparable Properties



28 Derby Dr EPPING 3076 (REI/VG)





Price: \$656,000

Method: Sold Before Auction

Date: 20/10/2023

Property Type: House (Res) Land Size: 562 sqm approx

Agent Comments



15 Peppercorn Pde EPPING 3076 (REI/VG)

-3





Price: \$650,000

Method: Sold Before Auction

Date: 21/09/2023

Property Type: House (Res) Land Size: 534 sqm approx

Agent Comments



1 Lynch CI EPPING 3076 (REI/VG)





Price: \$600.000 Method: Auction Sale Date: 02/12/2023

Property Type: House (Res) Land Size: 585 sqm approx Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



