

# 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

13 Hastings Court, Epping Vic 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$680,500 Property 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	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 Cl EPPING 3076	\$600,000	02/12/2023

**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:

21/03/2024 14:00

Maggie Sun

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**Indicative Selling Price**

\$600,000 - \$660,000

**Median House Price**

December quarter 2023: \$680,500



3   2   2

**Property Type:** House

**Land Size:** 606 sqm approx

Agent Comments

## Comparable Properties



**28 Derby Dr EPPING 3076 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$656,000

**Method:** Sold Before Auction

**Date:** 20/10/2023

**Property Type:** House (Res)

**Land Size:** 562 sqm approx



**15 Peppercorn Pde EPPING 3076 (REI/VG)**

Agent Comments

3   2   5

**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 21/09/2023

**Property Type:** House (Res)

**Land Size:** 534 sqm approx



**1 Lynch Ct EPPING 3076 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 585 sqm approx

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