

# 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

3 Tova 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 \$630,000 & \$690,000

### Median sale price

Median price \$707,000 Property Type House Suburb Epping

Period - From 01/01/2024 to 31/03/2024 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	2 Mcfarlane Cr EPPING 3076	\$690,000	01/07/2023
2	5 Hammond Dr EPPING 3076	\$685,000	02/09/2023
3	22 Greenview Ct EPPING 3076	\$661,000	20/09/2023

**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:

10/05/2024 19:04



3 -

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 530 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$630,000 - \$690,000  
**Median House Price**  
March quarter 2024: \$707,000

## Comparable Properties



2 Mcfarlane Cr EPPING 3076 (REI)

Agent Comments

3 1 4

**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 01/07/2023  
**Property Type:** House (Res)  
**Land Size:** 543 sqm approx



5 Hammond Dr EPPING 3076 (REI)

Agent Comments

3 1 6

**Price:** \$685,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** House (Res)  
**Land Size:** 578 sqm approx



22 Greenview Ct EPPING 3076 (REI)

Agent Comments

3 1 5

**Price:** \$661,000  
**Method:** Private Sale  
**Date:** 20/09/2023  
**Property Type:** House  
**Land Size:** 513 sqm approx

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