

# 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

30 Bradman Terrace, 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 \$960,000 & \$1,020,000

### 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	23 Tiffany Gr SOUTH MORANG 3752	\$952,000	31/01/2024
2	16 Darius Tce SOUTH MORANG 3752	\$941,000	06/03/2024
3	1 Longwood Dr EPPING 3076	\$835,000	30/11/2023

**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:

28/03/2024 08:09



5   3   2

**Property Type:** House (Res)  
**Land Size:** 1045 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$960,000 - \$1,020,000  
**Median House Price**  
 December quarter 2023: \$680,500

## Comparable Properties



**23 Tiffany Gr SOUTH MORANG 3752 (REI)**

Agent Comments

5   2   2

**Price:** \$952,000  
**Method:** Auction Sale  
**Date:** 31/01/2024  
**Property Type:** House (Res)  
**Land Size:** 544 sqm approx



**16 Darius Tce SOUTH MORANG 3752 (REI)**

Agent Comments

4   2   2

**Price:** \$941,000  
**Method:** Private Sale  
**Date:** 06/03/2024  
**Property Type:** House  
**Land Size:** 595 sqm approx



**1 Longwood Dr EPPING 3076 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 30/11/2023  
**Property Type:** House  
**Land Size:** 406 sqm approx

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