## 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

4 Fetlock Place, Epping Vic 3076

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$590,000		&		\$630,000			
Median sale pr	rice							
Median price	\$685,000	Pro	operty Type	Hou	ISE		Suburb	Epping
Period - From	13/05/2023	to	12/05/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	24 Horseshoe Cr EPPING 3076	\$643,000	06/04/2024
2	41 Peppercorn Pde EPPING 3076	\$636,500	06/04/2024
3	369 Findon Rd EPPING 3076	\$600,000	29/11/2023

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:

13/05/2024 11:01



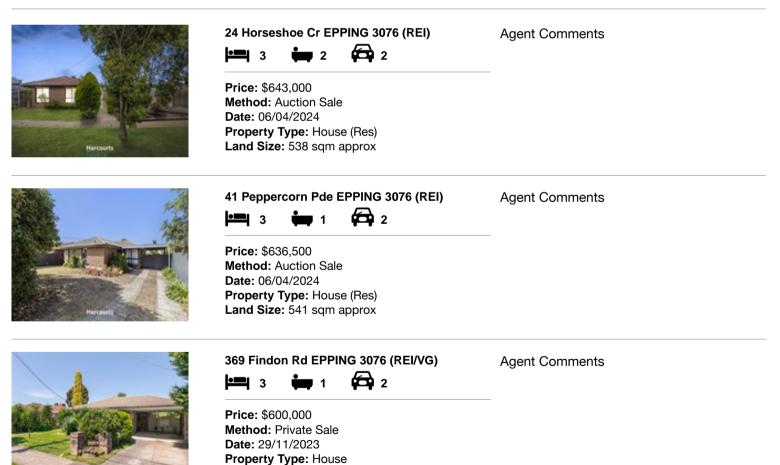






**Property Type:** House **Land Size:** 544 sqm approx Agent Comments Indicative Selling Price \$590,000 - \$630,000 Median House Price 13/05/2023 - 12/05/2024: \$685,000

# **Comparable Properties**



Account - Jellis Craig | P: 03 94321444



propertydata

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Land Size: 548 sqm approx

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