

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 consumer.vic.gov.au/underquoting

Range between \$590,000 & \$630,000

Median sale price

Median price \$685,000 Property Type House Suburb Epping

Period - From 13/05/2023 to 12/05/2024 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	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



3
 1
 2

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



24 Horseshoe Cr EPPING 3076 (REI)

Agent Comments

3
 2
 2

Price: \$643,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 538 sqm approx



41 Peppercorn Pde EPPING 3076 (REI)

Agent Comments

3
 1
 2

Price: \$636,500
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 541 sqm approx



369 Findon Rd EPPING 3076 (REI/VG)

Agent Comments

3
 1
 2

Price: \$600,000
Method: Private Sale
Date: 29/11/2023
Property Type: House
Land Size: 548 sqm approx

Account - Jellis Craig | P: 03 94321444