

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

149 TESSELAAR ROAD EPPING VIC 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$505,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Epping

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

11 BYADUK WALK WOLLERT VIC 3750	\$500,000	04-Sep-24
26 ARGUS ESPLANADE EPPING VIC 3076	\$507,000	13-Jan-25
25 JARDIN ROAD WOLLERT VIC 3750	\$550,000	31-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 25 January 2025



11 BYADUK WALK WOLLERT VIC 3750

2 1 1

Sold Price

\$500,000

Sold Date **04-Sep-24**

Distance

0.87km



26 ARGUS ESPLANADE EPPING VIC 3076

3 2 2

Sold Price

^{RS} **\$507,000**

Sold Date **13-Jan-25**

Distance

1.16km



25 JARDIN ROAD WOLLERT VIC 3750

3 2 2

Sold Price

\$550,000

Sold Date **31-Aug-24**

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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