

# 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

6 Fetlock Place, 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 \$645,000

&

\$695,000

### Median sale price

Median price \$617,500

Property Type House

Suburb Epping

Period - From 01/01/2020

to 31/03/2020

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	9 Jaguar Ct EPPING 3076	\$662,000	18/12/2019
2	13 Hammond Dr EPPING 3076	\$660,000	05/02/2020
3	12 Fetlock PI EPPING 3076	\$657,500	25/02/2020

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:

14/05/2020 11:12



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**Property Type:** House  
**Land Size:** 655 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$645,000 - \$695,000  
**Median House Price**  
March quarter 2020: \$617,500

## Comparable Properties

### 9 Jaguar Ct EPPING 3076 (REI/VG)

**Agent Comments**

 5    2    2

**Price:** \$662,000  
**Method:** Auction Sale  
**Date:** 18/12/2019  
**Property Type:** Flat  
**Land Size:** 669 sqm approx

### 13 Hammond Dr EPPING 3076 (REI)

**Agent Comments**

 4    2    2

**Price:** \$660,000  
**Method:** Sold Before Auction  
**Date:** 05/02/2020  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx



### 12 Fetlock Pl EPPING 3076 (VG)

**Agent Comments**

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**Price:** \$657,500  
**Method:** Sale  
**Date:** 25/02/2020  
**Property Type:** House (Res)  
**Land Size:** 544 sqm approx