

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

13 Hastings Court, Epping Vic 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$638,000

Median sale price

Median price \$707,000

Property Type House

Suburb Epping

Period - From 01/01/2024

to 31/03/2024

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	41 Peppercorn Pde EPPING 3076	\$636,500	06/04/2024
2	7 Gillespie Pl EPPING 3076	\$627,000	15/03/2024
3	1 Lynch Cl EPPING 3076	\$600,000	02/12/2023

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:

22/05/2024 11:09

13 Hastings Court, Epping Vic 3076

McGrath

Maggie Sun

03 9889 8800

0425 790 930

maggiesun@mcgrath.com.au

Indicative Selling Price

\$580,000 - \$638,000

Median House Price

March quarter 2024: \$707,000



3 2 2

Property Type: House

Land Size: 606 sqm approx

Agent Comments

Comparable Properties



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



7 Gillespie Pl EPPING 3076 (REI)

Agent Comments

3 1 4

Price: \$627,000

Method: Sold Before Auction

Date: 15/03/2024

Property Type: House (Res)

Land Size: 624 sqm approx



1 Lynch Cl EPPING 3076 (REI/VG)

Agent Comments

3 2 2

Price: \$600,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 585 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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