

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

8 OLIVE COURT 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Epping

Period-from

01 Dec 2023

to

30 Nov 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

4 DAMPIER COURT EPPING VIC 3076	\$610,000	18-Sep-24
26 DRESSAGE PLACE EPPING VIC 3076	\$651,000	31-Aug-24
1 KEMPTON COURT EPPING VIC 3076	\$600,000	20-Jul-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: 20 December 2024

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**4 DAMPIER COURT EPPING VIC
3076**3  1  1 

Sold Price

\$610,000

Sold Date

18-Sep-24

Distance

0.22km**26 DRESSAGE PLACE EPPING VIC
3076**3  2  2 

Sold Price

\$651,000

Sold Date

31-Aug-24

Distance

0.42km**1 KEMPTON COURT EPPING VIC
3076**3  1  2 

Sold Price

\$600,000

Sold Date

20-Jul-24

Distance

0.52km**1 CHESTER COURT EPPING VIC
3076**3  1  1 

Sold Price

\$660,000

Sold Date

12-Oct-24

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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