

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

7/153 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$433,750

Property type

Unit

Suburb

Epping

Period-from

01 Oct 2020

to

30 Sep 2021

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

5/153 Tesselaar Road Epping VIC 3076	\$398,000	05-Sep-21
28 Oriano Street Epping VIC 3076	\$391,000	26-Jul-21
67 Cotters Road Epping VIC 3076	\$418,000	13-Sep-21

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: 06 October 2021



5/153 Tesselaar Road Epping VIC 3076

Sold Price

^{RS} **\$398,000**

Sold Date

05-Sep-21

2

1

1

Distance

0.01km



28 Oriano Street Epping VIC 3076

Sold Price

\$391,000

Sold Date

26-Jul-21

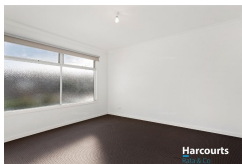
2

1

2

Distance

1.71km



67 Cotters Road Epping VIC 3076

Sold Price

^{RS} **\$418,000**

Sold Date

13-Sep-21

2

1

1

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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