

## 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

4 THE MEARS EPPING VIC 3076

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$683,500

Property type

House

Suburb

Epping

Period-from

01 Feb 2024

to

31 Jan 2025

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

7 FETLOCK PLACE EPPING VIC 3076	\$690,500	10-Aug-24
2 PARaweena PLACE EPPING VIC 3076	\$691,000	16-Nov-24
24 GUINEA COURT EPPING VIC 3076	\$681,000	10-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: 10 February 2025

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**7 FETLOCK PLACE EPPING VIC 3076**

Sold Price

**\$690,500**

Sold Date **10-Aug-24**

3 1 2

Distance **0.27km**



**2 PARAWEENA PLACE EPPING VIC 3076**

Sold Price

**\$691,000**

Sold Date **16-Nov-24**

3 2 1

Distance **0.35km**



**24 GUINEA COURT EPPING VIC 3076**

Sold Price

**\$681,000**

Sold Date **10-Aug-24**

3 1 2

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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