

## 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 Sutherland Court 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

\$510,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$557,500

Property type

House

Suburb

Epping

Period-from

01 Mar 2019

to

29 Feb 2020

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 Cabot Drive Epping VIC 3076   | \$530,000 | 18-Nov-19 |
| 4 Kempton Court Epping VIC 3076 | \$518,000 | 30-Nov-19 |
| 17 Devora Road Epping VIC 3076  | \$520,000 | 19-Oct-19 |

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.~~

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## 4 Cabot Drive Epping VIC 3076

Sold Price **\$530,000** Sold Date **18-Nov-19**

3 2 2

Distance **1.14km**



## 4 Kempton Court Epping VIC 3076

Sold Price **\$518,000** Sold Date **30-Nov-19**

3 2 2

Distance **1.21km**



## 17 Devora Road Epping VIC 3076

Sold Price **\$520,000** Sold Date **19-Oct-19**

3 2 2

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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