

# 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

1 Banker 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)

Range between \$550,000 & \$605,000

### Median sale price

Median price \$575,000 Property Type House Suburb Epping

Period - From 01/04/2019 to 31/03/2020 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	47 Plowman Ct EPPING 3076	\$601,000	20/03/2020
2	3 Pentland Dr EPPING 3076	\$590,000	16/04/2020
3	125 Morang Dr MILL PARK 3082	\$580,000	09/04/2020

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:

22/05/2020 09:57



3 2 2

**Property Type:** House  
**Land Size:** 602 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$605,000  
**Median House Price**  
Year ending March 2020: \$575,000

## Comparable Properties

### 47 Plowman Ct EPPING 3076 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$601,000  
**Method:** Sold Before Auction  
**Date:** 20/03/2020  
**Property Type:** House (Res)  
**Land Size:** 626 sqm approx



### 3 Pentland Dr EPPING 3076 (REI)

**Agent Comments**

3 1 2

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 16/04/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 565 sqm approx



### 125 Morang Dr MILL PARK 3082 (REI)

**Agent Comments**

3 2 2

**Price:** \$580,000  
**Method:** Sold Before Auction  
**Date:** 09/04/2020  
**Property Type:** House (Res)  
**Land Size:** 574 sqm approx