

# 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

30 Bradman Terrace, Epping Vic 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$930,000

### Median sale price

Median price

\$707,000

Property Type

House

Suburb

Epping

Period - From

01/01/2024

to

31/03/2024

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	25 Rolain Av SOUTH MORANG 3752	\$910,000	29/06/2024
2	14 Penola Dr SOUTH MORANG 3752	\$860,000	29/06/2024
3	8 Hanmer Dr SOUTH MORANG 3752	\$799,999	19/05/2024

**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:

05/07/2024 13:57



5   3   2

**Property Type:** House  
**Land Size:** 1045 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$930,000  
**Median House Price**  
March quarter 2024: \$707,000

## Comparable Properties



**25 Rolain Av SOUTH MORANG 3752 (REI)**

**Agent Comments**

4   2   2

**Price:** \$910,000  
**Method:** Auction Sale  
**Date:** 29/06/2024  
**Property Type:** House (Res)  
**Land Size:** 569 sqm approx



**14 Penola Dr SOUTH MORANG 3752 (REI)**

**Agent Comments**

4   2   2

**Price:** \$860,000  
**Method:** Auction Sale  
**Date:** 29/06/2024  
**Property Type:** House (Res)  
**Land Size:** 560 sqm approx



**8 Hanmer Dr SOUTH MORANG 3752 (REI)**

**Agent Comments**

4   2   2

**Price:** \$799,999  
**Method:** Sold After Auction  
**Date:** 19/05/2024  
**Property Type:** House  
**Land Size:** 544 sqm approx

**Account - Barry Plant | P: (03) 9431 1243**