

# 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

16 Taggerty Grove, 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 \$560,000 & \$600,000

### Median sale price

Median price \$680,000 Property Type House Suburb Epping

Period - From 01/04/2023 to 30/06/2023 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	14 Farmhouse Blvd EPPING 3076	\$615,000	15/04/2023
2	8 Moira Way EPPING 3076	\$580,000	26/08/2023
3	11 Shaftesbury Dr EPPING 3076	\$562,000	19/08/2023

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:

10/10/2023 16:23



 3   
  2   
  1

**Property Type:** House  
**Land Size:** 312 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$560,000 - \$600,000  
**Median House Price**  
 June quarter 2023: \$680,000

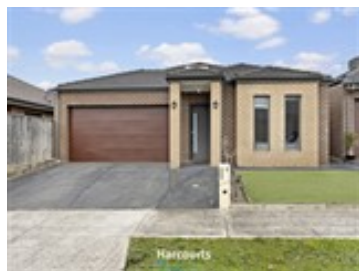
## Comparable Properties

### 14 Farmhouse Blvd EPPING 3076 (REI/VG)

Agent Comments

 3   
  2   
  2

**Price:** \$615,000  
**Method:** Auction Sale  
**Date:** 15/04/2023  
**Property Type:** House (Res)  
**Land Size:** 312 sqm approx



### 8 Moira Way EPPING 3076 (REI)

Agent Comments

 3   
  2   
  2

**Price:** \$580,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** House (Res)  
**Land Size:** 312 sqm approx



### 11 Shaftesbury Dr EPPING 3076 (REI)

Agent Comments

 3   
  2   
  1

**Price:** \$562,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)

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