

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

3 Tova Court, Epping Vic 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000

&

\$690,000

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	2 Mcfarlane Cr EPPING 3076	\$690,000	01/07/2023
2	5 Hammond Dr EPPING 3076	\$685,000	02/09/2023
3	22 Greenview Ct EPPING 3076	\$661,000	20/09/2023

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:

10/05/2024 19:04



Property Type: House (Previously Occupied - Detached)
Land Size: 530 sqm approx
 Agent Comments

Indicative Selling Price
 \$630,000 - \$690,000
Median House Price
 March quarter 2024: \$707,000

Comparable Properties



2 Mcfarlane Cr EPPING 3076 (REI)

Agent Comments



Price: \$690,000
Method: Auction Sale
Date: 01/07/2023
Property Type: House (Res)
Land Size: 543 sqm approx



5 Hammond Dr EPPING 3076 (REI)

Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 578 sqm approx



22 Greenview Ct EPPING 3076 (REI)

Agent Comments



Price: \$661,000
Method: Private Sale
Date: 20/09/2023
Property Type: House
Land Size: 513 sqm approx

Account - Love & Co