

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

37 PEPPERCORN PARADE EPPING VIC 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,500

Property type

House

Suburb

Epping

Period-from

01 Mar 2024

to

28 Feb 2025

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

9 TOUHEY AVENUE EPPING VIC 3076	\$786,000	07-Dec-24
24 LLOYD AVENUE EPPING VIC 3076	\$782,500	30-Nov-24
109 NARINA WAY EPPING VIC 3076	\$692,000	17-Aug-24

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.~~

This Statement of Information was prepared on: 06 March 2025

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9 TOUHEY AVENUE EPPING VIC 3076

 3  1  2

Sold Price

\$786,000

Sold Date **07-Dec-24**

Distance

0.35km



24 LLOYD AVENUE EPPING VIC 3076

 3  1  2

Sold Price

^{RS} **\$782,500**

Sold Date **30-Nov-24**

Distance

1.16km



109 NARINA WAY EPPING VIC 3076

 3  1  2

Sold Price

\$692,000

Sold Date **17-Aug-24**

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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