

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

45 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

\$639,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

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

8 OLIVE COURT EPPING VIC 3076	\$648,000	24-Dec-24
22 SAVANNAH CRESCENT EPPING VIC 3076	\$624,000	19-Mar-25
5 ARRAN CLOSE EPPING VIC 3076	\$660,000	29-Jan-25

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.~~

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**8 OLIVE COURT EPPING VIC 3076**

Sold Price

\$648,000

Sold Date

24-Dec-24

3



2



1

Distance

1.27km**22 SAVANNAH CRESCENT EPPING
VIC 3076**

Sold Price

^{RS} **\$624,000**

Sold Date

19-Mar-25

3



2



3

Distance

0.19km**5 ARRAN CLOSE EPPING VIC 3076**

Sold Price

\$660,000

Sold Date

29-Jan-25

3



2



3

Distance

1.95km**RS** = Recent sale**UN** = Undisclosed Sale

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