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 Wilhelmina Walk, Epping Vic 3076

Indicative selling price

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

Range between | $430,000 | & | $470,000

Median sale price

| Median price | $518,000 | Property Type | Townhouse | Suburb | Epping |

| Period - From | 19/05/2021 | to | 18/05/2022 | 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 9 Gottloh St EPPING 3076	$510,000	02/04/2022
2 7/40 Cottage Blvd EPPING 3076	$468,000	24/11/2021
3 5/40 Cottage Blvd EPPING 3076	$460,000	15/12/2021

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: | 19/05/2022 11:56

🛏 **2** 🛁 **1** 🚗 **2**

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$430,000 - $470,000
Median Townhouse Price
19/05/2021 - 18/05/2022: $518,000

Comparable Properties

9 Gottloh St EPPING 3076 (REI)

🛏 **2** 🛁 1 🚗 1

Price: $510,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 248 sqm approx

Agent Comments

7/40 Cottage Blvd EPPING 3076 (VG)

🛏 **2** 🛁 - 🚗 -

Price: $468,000
Method: Sale
Date: 24/11/2021
Property Type: Unit

Agent Comments

5/40 Cottage Blvd EPPING 3076 (REI/VG)

🛏 **2** 🛁 1 🚗 2

Price: $460,000
Method: Sold Before Auction
Date: 15/12/2021
Property Type: Unit

Agent Comments

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088