

# 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

20 Bail Street, 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

\$535,000

&

\$588,500

### Median sale price

Median price

\$591,000

Property Type

House

Suburb

Epping

Period - From

01/10/2019

to

31/12/2019

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 | 4 Perease Rd WOLLERT 3750      | \$582,500 | 15/12/2019   |
| 2 | 5 Mallee Ct EPPING 3076        | \$570,000 | 14/12/2019   |
| 3 | 27 Eynesbury Vw WOLLERT 3750   | \$550,000 | 07/10/2019   |

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:

03/02/2020 13:40



3   2   2

**Property Type:** House (Res)

**Land Size:** 370 sqm approx

Agent Comments

**Indicative Selling Price**

\$535,000 - \$588,500

**Median House Price**

December quarter 2019: \$591,000

## Comparable Properties



**4 Perease Rd WOLLERT 3750 (REI)**

Agent Comments

3   2   2

**Price:** \$582,500

**Method:** Auction Sale

**Date:** 15/12/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 393 sqm approx

**5 Mallee Ct EPPING 3076 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$570,000

**Method:** Auction Sale

**Date:** 14/12/2019

**Property Type:** House (Res)

**Land Size:** 302 sqm approx

**27 Eynesbury Vw WOLLERT 3750 (VG)**

Agent Comments

3   -   -

**Price:** \$550,000

**Method:** Sale

**Date:** 07/10/2019

**Property Type:** House (Res)

**Land Size:** 355 sqm approx