

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

2/53 SAXONY DRIVE 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

or range
between

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Epping

Period-from

01 Aug 2021

to

31 Jul 2022

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

6/53 SAXONY DRIVE EPPING VIC 3076	\$415,000	06-Apr-22
110/88 EPPING ROAD EPPING VIC 3076	\$370,000	06-Jun-22
1/53 SAXONY DRIVE EPPING VIC 3076	\$420,000	27-Jul-22

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: 09 August 2022

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6/53 SAXONY DRIVE EPPING VIC 3076

 2  2  1

Sold Price

\$415,000

Sold Date **06-Apr-22**

Distance

0km



110/88 EPPING ROAD EPPING VIC 3076

 2  2  1

Sold Price

^{RS} **\$370,000**

Sold Date **06-Jun-22**

Distance

1.37km



1/53 SAXONY DRIVE EPPING VIC 3076

 2  2  1

Sold Price

^{RS} **\$420,000**

Sold Date **27-Jul-22**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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