

## 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

26 Waterlily Drive Epping VIC 3076

### Indicative selling price

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

Single Price

\$520,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Epping

Period-from

01 Dec 2018

to

30 Nov 2019

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 Waterlily Drive Epping VIC 3076	\$525,000	26-Oct-19
9 Daylesford Street Epping VIC 3076	\$535,000	07-Sep-19
7 Cottage Boulevard Epping VIC 3076	\$485,000	06-Jul-19

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: 21 December 2019



## 6 Waterlily Drive Epping VIC 3076

Sold Price

**\$525,000**

Sold Date

**26-Oct-19**



3



2



2

Distance

**0.19km**



## 9 Daylesford Street Epping VIC 3076

Sold Price

**\$535,000**

Sold Date

**07-Sep-19**



3



2



2

Distance

**0.56km**



## 7 Cottage Boulevard Epping VIC 3076

Sold Price

**\$485,000**

Sold Date

**06-Jul-19**



3



2



2

Distance

**0.96km**

RS = Recent sale

UN = Undisclosed Sale

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