

# 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

5/13 Blainey Crescent, 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 \$450,000 & \$480,000

### Median sale price

Median price \$600,000 Property Type House Suburb Epping

Period - From 01/10/2020 to 31/12/2020 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	54 Saxony Dr EPPING 3076	\$490,750	20/03/2021
2	8 Wilhelmina Wlk EPPING 3076	\$440,000	11/12/2020
3	3 Aura Pl EPPING 3076	\$430,000	12/12/2020

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:

30/03/2021 10:05

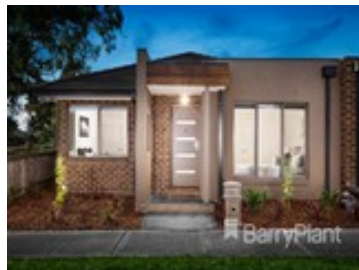


 2    1    1

**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$450,000 - \$480,000  
**Median House Price**  
December quarter 2020: \$600,000

## Comparable Properties



**54 Saxony Dr EPPING 3076 (REI)**

Agent Comments

 2    1    2

**Price:** \$490,750  
**Method:** Auction Sale  
**Date:** 20/03/2021  
**Property Type:** House (Res)  
**Land Size:** 209 sqm approx



**8 Wilhelmina Wik EPPING 3076 (REI/VG)**

Agent Comments

 2    1    2

**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 11/12/2020  
**Property Type:** Unit  
**Land Size:** 190 sqm approx

**3 Aura PI EPPING 3076 (VG)**

Agent Comments

 2    -    -

**Price:** \$430,000  
**Method:** Sale  
**Date:** 12/12/2020  
**Property Type:** Unit  
**Land Size:** 116 sqm approx