

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

15 Starlight Gardens, Epping Vic 3076

Indicative selling price

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

Range between \$640,000

&

\$690,000

Median sale price

Median price \$671,550

Property Type House

Suburb Epping

Period - From 01/01/2021

to 31/12/2021

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	19 Starlight Gdns EPPING 3076	\$695,000	02/12/2021
2	38 Phoenix Cirt WOLLERT 3750	\$670,000	18/11/2021
3	7 Ingleby St WOLLERT 3750	\$667,000	13/11/2021

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:

07/03/2022 17:05



 3  2  2

Property Type: House (Res)

Land Size: 390 sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median House Price

Year ending December 2021: \$671,550

Comparable Properties



19 Starlight Gdns EPPING 3076 (VG)

Agent Comments

 3  -  -

Price: \$695,000

Method: Sale

Date: 02/12/2021

Property Type: House (Res)

Land Size: 388 sqm approx



38 Phoenix Cirt WOLLERT 3750 (REI/VG)

Agent Comments

 3  2  2

Price: \$670,000

Method: Private Sale

Date: 18/11/2021

Property Type: House

Land Size: 400 sqm approx

7 Ingleby St WOLLERT 3750 (REI/VG)

Agent Comments

 3  2  2

Price: \$667,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House

Land Size: 375 sqm approx

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