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<br>Including suburb and postcode | 5 STARLIGHT GARDENS 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 | $600,000 | & | $660,000 |
|---|---|---|---|---|---|

## Median sale price

(*Delete house or unit as applicable)

| Median Price | $671,550 | Property type | House | Suburb | Epping |
|---|---|---|---|---|---|
| Period-from | 01 May 2021 | to | 30 Apr 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 |
|---|---|---|
| 10 EARLYBIRD WAY EPPING VIC 3076 | $650,000 | 17-Feb-22 |
| 83C BRUSH ROAD EPPING VIC 3076 | $650,000 | 07-May-22 |
| 1 VERDE PARADE EPPING VIC 3076 | $660,000 | 27-Sep-21 |

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: 20 May 2022



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