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 Waterlily 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	House	Suburb	Epping
Period-from	01 May 2020	to	30 Apr 2021	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
9 Manley Street Epping VIC 3076	$550,000	21-Dec-20
22 Claudia Drive Epping VIC 3076	$535,000	23-Feb-21
14 Alhambra Drive Epping VIC 3076	$525,000	20-Feb-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: 03 May 2021

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9 Manley Street Epping VIC 3076 Sold Price **$550,000** Sold Date **21-Dec-20**

3 2 2 Distance **0.38km**



22 Claudia Drive Epping VIC 3076 Sold Price **$535,000** Sold Date **23-Feb-21**

4 2 1 Distance **0.54km**



14 Alhambra Drive Epping VIC 3076 Sold Price **$525,000** Sold Date **20-Feb-21**

3 2 1 Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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