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 Prada 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$598,000	Property type	House	Suburb	Epping
Period-from	01 Jul 2020	to	30 Jun 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
21 San Cristobal Pass Epping VIC 3076	$793,500	26-Jun-21
1 Aries Drive Epping VIC 3076	$750,000	26-Mar-21
16 Dunolly Street Epping VIC 3076	$725,000	15-Jun-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: 12 July 2021

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21 San Cristobal Pass Epping VIC 3076

5 3 2

Sold Price RS $793,500 Sold Date 26-Jun-21

Distance 0.22km



1 Aries Drive Epping VIC 3076

4 2 2

Sold Price $750,000 Sold Date 26-Mar-21

Distance 0.49km



16 Dunolly Street Epping VIC 3076

4 3 2

Sold Price RS $725,000 Sold Date 15-Jun-21

Distance 0.71km

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

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