

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

4/53 SAXONY 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Epping

Period-from

01 Nov 2021

to

31 Oct 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

2/53 SAXONY DRIVE EPPING VIC 3076	\$430,000	07-Sep-22
1/53 SAXONY DRIVE EPPING VIC 3076	\$420,000	22-Jul-22
6/53 SAXONY DRIVE EPPING VIC 3076	\$415,000	06-Apr-22

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: 21 November 2022



2/53 SAXONY DRIVE EPPING VIC 3076

2
 2
 1

Sold Price

\$430,000

Sold Date **07-Sep-22**

Distance

0km


1/53 SAXONY DRIVE EPPING VIC 3076

2
 2
 1

Sold Price

\$420,000

Sold Date **22-Jul-22**

Distance

0km


6/53 SAXONY DRIVE EPPING VIC 3076

2
 2
 1

Sold Price

\$415,000

Sold Date **06-Apr-22**

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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