

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

4/14 OUTLOOK WAY SUNBURY VIC 3429

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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2023

to

31 Jul 2024

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

3/14 OUTLOOK WAY SUNBURY VIC 3429	-	16-Aug-24
9/14 OUTLOOK WAY SUNBURY VIC 3429	\$493,000	24-May-24
36/14 OUTLOOK WAY SUNBURY VIC 3429	\$485,500	03-Apr-24

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: 29 August 2024

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**3/14 OUTLOOK WAY SUNBURY
VIC 3429**

3 2 1

Sold Price

RS - UN

Sold Date **16-Aug-24**

Distance **0.01km**



**9/14 OUTLOOK WAY SUNBURY
VIC 3429**

3 2 1

Sold Price

\$493,000

Sold Date **24-May-24**

Distance **0.04km**



**36/14 OUTLOOK WAY SUNBURY
VIC 3429**

3 2 2

Sold Price

\$485,500

Sold Date **03-Apr-24**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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