

## 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

8 LIGHTWOOD DRIVE SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,500

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2023

to

30 Sep 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

5 CANNON COURT SUNBURY VIC 3429	\$1,250,000	03-Oct-24
44 THE OLD STOCK RUN SUNBURY VIC 3429	\$1,275,000	15-May-24
152 ELIZABETH DRIVE SUNBURY VIC 3429	\$1,500,000	20-May-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.~~

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**5 CANNON COURT SUNBURY VIC 3429**

Sold Price

<sup>RS</sup>

**\$1,250,000**

Sold Date

**03-Oct-24**

 4  3  2

Distance

**1.39km**



**44 THE OLD STOCK RUN SUNBURY VIC 3429**

Sold Price

**\$1,275,000**

Sold Date

**15-May-24**

 4  2  6

Distance

**1.32km**



**152 ELIZABETH DRIVE SUNBURY VIC 3429**

Sold Price

**\$1,500,000**

Sold Date

**20-May-24**

 3  -  -

Distance

**1.28km**

RS = Recent sale

UN = Undisclosed Sale

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