

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

2/19 Lalor Crescent 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jun 2019

to

31 May 2020

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

2/43 Waugh Street Sunbury VIC 3429	\$410,000	14-Feb-20
7/46 Mitchells Lane Sunbury VIC 3429	\$385,000	14-Feb-20
28 Mitchells Lane Sunbury VIC 3429	\$425,000	24-Mar-20

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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2/43 Waugh Street Sunbury VIC 3429

Sold Price

\$410,000

Sold Date

14-Feb-20

2 1 1

Distance

0.61km



7/46 Mitchells Lane Sunbury VIC 3429

Sold Price

\$385,000

Sold Date

14-Feb-20

2 1 2

Distance

1.09km



28 Mitchells Lane Sunbury VIC 3429

Sold Price

^{RS} **\$425,000** ^{UN}

Sold Date

24-Mar-20

2 1 1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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