# 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

31 Waugh Street 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	\$510,000	<del>or range</del> <del>between</del>	&	

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$530,000	Prop	perty type House		Suburb	Sunbury	
Period-from	01 Feb 2019	to	31 Jan 2	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
7 Wicket Street Sunbury VIC 3429	\$500,000	17-Jan-20
3 Waugh Street Sunbury VIC 3429	\$495,000	05-Nov-19
21 Deakin Street Sunbury VIC 3429	\$510,000	10-Jan-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.

This Statement of Information was prepared on: 12 February 2020

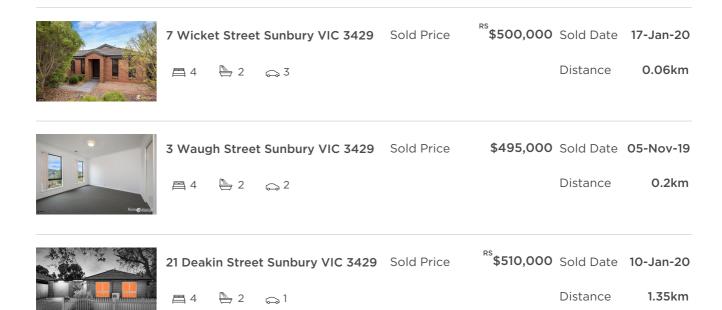


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#### RS = Recent sale UN = Undisclosed Sale

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