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	or range between	&	

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

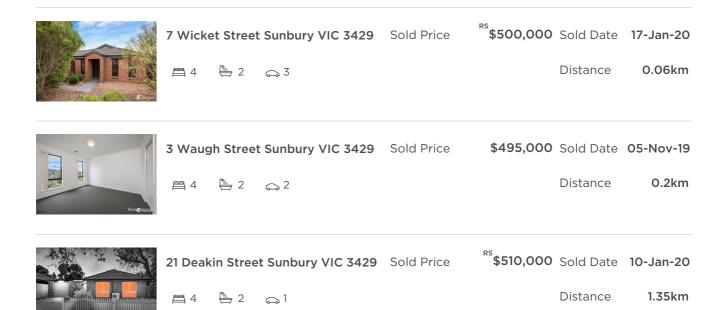


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RS = Recent sale UN = Undisclosed Sale

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