

## 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](http://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

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2019

to

31 Jan 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

**7 Wicket Street Sunbury VIC 3429**

Sold Price

<sup>RS</sup> **\$500,000** Sold Date **17-Jan-20**

4
 2
 3

Distance **0.06km****3 Waugh Street Sunbury VIC 3429**

Sold Price

**\$495,000** Sold Date **05-Nov-19**

4
 2
 2

Distance **0.2km****21 Deakin Street Sunbury VIC 3429**

Sold Price

<sup>RS</sup> **\$510,000** Sold Date **10-Jan-20**

4
 2
 1

Distance **1.35km****RS** = Recent sale**UN** = Undisclosed Sale

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