

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

2/39 Waugh Street, Sunbury Vic 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$420,000 & \$460,000

Median sale price

Median price \$447,500 Property Type Unit Suburb Sunbury

Period - From 01/10/2019 to 30/09/2020 Source REIV

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 six 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
1	2/71 Davenport Dr SUNBURY 3429	\$455,000	01/06/2020
2	66B Charter Rd SUNBURY 3429	\$450,000	19/09/2020
3	1/73 Davenport Dr SUNBURY 3429	\$432,500	04/06/2020

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 six months.~~

This Statement of Information was prepared on:

27/11/2020 17:41

2/39 Waugh Street, Sunbury Vic 3429

Merryn Schmidt

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Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

Year ending September 2020: \$447,500



 3  2  1-2

Property Type: Townhouse/Unit

Land Size: 264 sqm approx

Agent Comments

Comparable Properties

2/71 Davenport Dr SUNBURY 3429 (REI/VG)

Agent Comments

 3  2  1

Price: \$455,000

Method: Private Sale

Date: 01/06/2020

Property Type: Unit

Land Size: 301 sqm approx



66B Charter Rd SUNBURY 3429 (REI)

Agent Comments

 3  2  1

Price: \$450,000

Method: Private Sale

Date: 19/09/2020

Property Type: Unit



1/73 Davenport Dr SUNBURY 3429 (REI/VG)

Agent Comments

 3  2  1

Price: \$432,500

Method: Private Sale

Date: 04/06/2020

Rooms: 5

Property Type: House

Account - Metro Property Management | P: 03 9831 3000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.