

## 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

75 Notre Dame Drive 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

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2019

to

29 Feb 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 Balliol Common Sunbury VIC 3429     | \$455,000 | 29-Feb-20 |
| 21 Xavier Court Sunbury VIC 3429      | \$455,000 | 04-Nov-19 |
| 55 Westward Ho Drive Sunbury VIC 3429 | \$475,000 | 14-Feb-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 March 2020


**7 Balliol Common Sunbury VIC 3429**

3 1 2

Sold Price

<sup>RS</sup> **\$455,000** Sold Date **29-Feb-20**

 Distance **0.15km**

**21 Xavier Court Sunbury VIC 3429**

3 1 2

Sold Price

<sup>RS</sup> **\$455,000** Sold Date **04-Nov-19**

 Distance **0.32km**

**55 Westward Ho Drive Sunbury VIC 3429**

3 1 2

Sold Price

<sup>RS</sup> **\$475,000** Sold Date **14-Feb-20**

 Distance **0.74km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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