

## 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

206 ELIZABETH 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

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,750

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2021

to

28 Feb 2022

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

5 LOUIS WAY SUNBURY VIC 3429	\$750,000	17-Feb-22
28 LISTER CRESCENT SUNBURY VIC 3429	\$775,000	27-Jan-22
12 HEATHERBRAE CRESCENT SUNBURY VIC 3429	\$785,000	24-Nov-21

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: 28 March 2022

Claire Klusik

M 0455891399

E cklusik@bradtealwoodards.com.au

**5 LOUIS WAY SUNBURY VIC 3429**

Sold Price

RS

**\$750,000**

Sold Date

**17-Feb-22**

4



2



2

Distance

**0.88km****28 LISTER CRESCENT SUNBURY VIC 3429**

Sold Price

**\$775,000**

Sold Date

**27-Jan-22**

4



2



2

Distance

**1.19km****12 HEATHERBRAE CRESCENT SUNBURY VIC 3429**

Sold Price

**\$785,000**

Sold Date

**24-Nov-21**

4



2



2

Distance

**0.96km**

RS = Recent sale

UN = Undisclosed Sale

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