

## 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

11 Deakin 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

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2019

to

31 Oct 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 36 Deakin Street Sunbury VIC 3429  | \$475,000 | 25-Jul-20 |
| 20 Forrest Street Sunbury VIC 3429 | \$495,000 | 29-Jul-20 |
| 2 Lewin Street Sunbury VIC 3429    | \$500,000 | 17-Jul-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: 25 November 2020



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**36 Deakin Street Sunbury VIC 3429** Sold Price **\$475,000** Sold Date **25-Jul-20**

3 1 2

Distance **0.2km**



**20 Forrest Street Sunbury VIC 3429** Sold Price **\$495,000** Sold Date **29-Jul-20**

3 1 2

Distance **0.37km**



**2 Lewin Street Sunbury VIC 3429** Sold Price **\$500,000** Sold Date **17-Jul-20**

3 1 2

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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