

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

4 Fentonhill Parade Sunbury VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,120,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Sunbury

Period-from

01 Dec 2019

to

30 Nov 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

17 Fentonhill Parade Sunbury VIC 3429	\$926,000	20-Jul-20
51 Westminster Grove Sunbury VIC 3429	\$1,370,000	27-Oct-20
16 Pinto Way Sunbury VIC 3429	\$902,000	24-Jun-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.~~

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17 Fentonhill Parade Sunbury VIC 3429

4 2 2

Sold Price

\$926,000

Sold Date

20-Jul-20

Distance

0.17km



51 Westminster Grove Sunbury VIC 3429

5 3 14

Sold Price

^{RS} **\$1,370,000**

Sold Date

27-Oct-20

Distance

0.24km



16 Pinto Way Sunbury VIC 3429

5 2 3

Sold Price

\$902,000

Sold Date

24-Jun-20

Distance

1.23km



11 Buckingham Place Sunbury VIC 3429

4 3 3

Sold Price

\$1,010,501

Sold Date

22-Jun-20

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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