

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

2/751 Elizabeth Drive 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

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

5/18 Lalor Crescent Sunbury VIC 3429	\$490,000	05-Aug-20
6/31-37 Cover Drive Sunbury VIC 3429	\$460,000	23-Oct-20
3/6-8 Cumberland Chase Sunbury VIC 3429	\$450,000	30-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: 12 November 2020



5/18 Lalor Crescent Sunbury VIC 3429

3 2 2

Sold Price **\$490,000** Sold Date **05-Aug-20**

Distance **0.37km**



6/31-37 Cover Drive Sunbury VIC 3429

3 2 5

Sold Price ^{RS} **\$460,000** Sold Date **23-Oct-20**

Distance **1.36km**



3/6-8 Cumberland Chase Sunbury VIC 3429

3 1 1

Sold Price **\$450,000** Sold Date **30-Jul-20**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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