

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 Hereford Street 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

\$649,000

&

\$689,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2019

to

31 Dec 2019

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

6 Angelas Way Sunbury VIC 3429	\$710,000	02-Dec-19
29 The Heights Sunbury VIC 3429	\$700,000	03-Dec-19
14 Sweep Court Sunbury VIC 3429	\$640,000	05-Jul-19

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: 13 January 2020


6 Angelas Way Sunbury VIC 3429

Sold Price

\$710,000

Sold Date

02-Dec-19
 4
 2
 2

Distance

0.28km

29 The Heights Sunbury VIC 3429

Sold Price

\$700,000

Sold Date

03-Dec-19
 3
 2
 2

Distance

1.33km

14 Sweep Court Sunbury VIC 3429

Sold Price

\$640,000

Sold Date

05-Jul-19
 4
 2
 2

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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