



Lisa Totaro
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Giffen Place 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

\$510,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

*House

X

*Unit

Suburb

Sunbury

Period-from

01 Nov 2017

to

31 Oct 2018

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 six 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

12 Higgs Circuit Sunbury VIC 3429	\$520,000	27-Oct-18
20 Ritchie Court Sunbury VIC 3429	\$548,000	12-Jun-18
25 Fingleton Crescent Sunbury VIC 3429	\$540,000	09-May-18

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 six months.~~

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12 Higgs Circuit Sunbury VIC 3429

Sold Price

\$520,000

Sold Date

27-Oct-18

3 2 2

Distance

0.05km



20 Ritchie Court Sunbury VIC 3429

Sold Price

\$548,000

Sold Date

12-Jun-18

3 2 1

Distance

0.28km



25 Fingleton Crescent Sunbury VIC 3429

Sold Price

\$540,000

Sold Date

09-May-18

3 2 2

Distance

0.55km

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