



Lisa Totaro
M 0410 144 215
E ltotaro@ypa.com.au

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

5/69 Anderson Road 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,000

*House

*Unit

X

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

3/3 Fraser Court Sunbury VIC 3429	\$438,000	24-Oct-18
3/58 Anderson Road Sunbury VIC 3429	\$425,000	06-Oct-18
2/7-9 Anderson Road Sunbury VIC 3429	\$432,500	31-Oct-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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3/3 Fraser Court Sunbury VIC 3429 Sold Price **\$438,000** Sold Date **24-Oct-18**

3 1 1

Distance **0.2km**



3/58 Anderson Road Sunbury VIC 3429 Sold Price **\$425,000** Sold Date **06-Oct-18**

2 1 1

Distance **0.24km**



2/7-9 Anderson Road Sunbury VIC 3429 Sold Price **\$432,500** Sold Date **31-Oct-18**

3 1 1

Distance **0.62km**

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