

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

37 LORY CIRCUIT 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

\$352,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

Suburb

Sunbury

Period-from

01 Feb 2022

to

31 Jan 2023

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

4 EAGLEHAWK STREET SUNBURY VIC 3429	\$375,000	10-Nov-22
3 CAVA CIRCUIT SUNBURY VIC 3429	\$395,000	27-Dec-22
14 HUNTSVILLE STREET SUNBURY VIC 3429	\$350,000	15-Oct-22

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: 09 February 2023

Jayden Manno

M 0421 736 736

E jayden.manno@sunbury.rh.com.au



4 EAGLEHAWK STREET SUNBURY VIC 3429

Sold Price

\$375,000

Sold Date

10-Nov-22



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Distance

0.25km



3 CAVA CIRCUIT SUNBURY VIC 3429

Sold Price

^{RS} **\$395,000**

Sold Date

27-Dec-22



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Distance

1.52km



14 HUNTSVILLE STREET SUNBURY VIC 3429

Sold Price

\$350,000

Sold Date

15-Oct-22



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Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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