

## 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

26 LAWSON STREET SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2023

to

31 Oct 2024

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 25 LAWSON STREET SUNBURY VIC 3429 | \$595,000 | 30-Oct-24 |
|                                   |           |           |
|                                   |           |           |

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.

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Cassandra Doria  
P 9744 4428  
M 0497 972 028  
E cdoria@ypa.com.au



**25 LAWSON STREET SUNBURY VIC** Sold Price  
**3429**

3 1 1

<sup>RS</sup> **\$595,000** Sold Date **30-Oct-24**

Distance **0.05km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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