

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

3 Sugargum Way 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

\$710,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2019

to

30 Sep 2020

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

5 Lark Court Sunbury VIC 3429	\$710,000	05-May-20
57 Budburst Drive Sunbury VIC 3429	\$732,500	06-Mar-20
9 Salesian Court Sunbury VIC 3429	\$720,000	02-Mar-20

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: 29 October 2020


5 Lark Court Sunbury VIC 3429

 Sold Price **\$710,000** Sold Date **05-May-20**

3 2 2

 Distance **1.01km**

57 Budburst Drive Sunbury VIC 3429

 Sold Price **\$732,500** Sold Date **06-Mar-20**

4 2 2

 Distance **1.95km**

9 Salesian Court Sunbury VIC 3429

 Sold Price **\$720,000** Sold Date **02-Mar-20**

4 2 2

 Distance **2.52km**

34 De Lisle Avenue Sunbury VIC 3429

 Sold Price ^{RS} **\$720,000** Sold Date **26-Oct-20**

4 2 2

 Distance **3.56km**

RS = Recent sale UN = Undisclosed Sale

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