



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
2/7-9 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 \$400,000 & \$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$399,000 *House *Unit X Suburb Sunbury

Period-from 01 Oct 2017 to 30 Sep 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
8/40-42 Darbyshire Street Sunbury VIC 3429	\$440,000	12-Jul-18
3/58 Anderson Road Sunbury VIC 3429	\$425,000	15-Oct-18
1/100 Reservoir Road Sunbury VIC 3429	\$440,000	18-Aug-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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8/40-42 Darbyshire Street Sunbury VIC 3429

3 1 1

Sold Price

\$440,000

Sold Date

12-Jul-18

Distance

0.18km



3/58 Anderson Road Sunbury VIC 3429

2 1 1

Sold Price

\$425,000

Sold Date

15-Oct-18

Distance

0.44km



1/100 Reservoir Road Sunbury VIC 3429

2 1 1

Sold Price

\$440,000

Sold Date

18-Aug-18

Distance

1.2km

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