

## 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

20 Balmoral Circuit Sunbury VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2019

to

31 Oct 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 20 Duncraig Grove Sunbury VIC 3429  | \$666,001 | 08-Nov-20 |
| 88 Stewarts Lane Sunbury VIC 3429   | \$615,000 | 21-Oct-20 |
| 15 Woodstock Close Sunbury VIC 3429 | \$645,000 | 16-Nov-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: 26 November 2020



### 20 Duncraig Grove Sunbury VIC 3429

Sold Price

RS \$666,001 UN

Sold Date 08-Nov-20

4
 2
 2

Distance 0.23km



### 88 Stewarts Lane Sunbury VIC 3429

Sold Price

RS \$615,000 UN

Sold Date 21-Oct-20

3
 2
 2

Distance 0.46km



### 15 Woodstock Close Sunbury VIC 3429

Sold Price

RS \$645,000

Sold Date 16-Nov-20

4
 2
 2

Distance 0.55km

RS = Recent sale

UN = Undisclosed Sale

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