## 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	27 Waugh Street, Sunbury Vic 3429
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

### Median sale price

Median price	\$534,000	Pro	perty Type	House		Suburb	Sunbury
Period - From	30/09/2018	to	29/09/2019		Source	REIV	

## 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

Add	dress of comparable property	Price	Date of sale
1	60 Rosenthal Blvd SUNBURY 3429	\$550,000	22/06/2019
2	19 Archer Av SUNBURY 3429	\$525,000	09/09/2019
3	21 Maiden Dr SUNBURY 3429	\$520,000	23/04/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/09/2019 11:19









Property Type: House Land Size: 478 sqm approx

**Agent Comments** 

Merryn Schmidt (03) 9831 3007 0413 994 597 merryns@metrops.com.au

**Indicative Selling Price** \$475,000 - \$522,500 **Median House Price** 30/09/2018 - 29/09/2019: \$534,000

# Comparable Properties



60 Rosenthal Blvd SUNBURY 3429 (REI/VG)





Price: \$550.000 Method: Private Sale Date: 22/06/2019 Property Type: House Land Size: 478 sqm approx

19 Archer Av SUNBURY 3429 (REI)



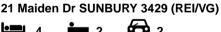


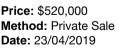


Price: \$525,000 Method: Private Sale Date: 09/09/2019 Property Type: House Land Size: 516 sqm approx









Rooms: 6

Property Type: House Land Size: 448 sqm approx **Agent Comments** 

Agent Comments





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