

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

27 Waugh Street, Sunbury Vic 3429

Indicative selling price

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

Range between

\$475,000

&

\$522,500

Median sale price

Median price

\$534,000

Property 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	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 comparable properties 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

27 Waugh Street, Sunbury Vic 3429

Merryn Schmidt

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Indicative Selling Price

\$475,000 - \$522,500

Median House Price

30/09/2018 - 29/09/2019: \$534,000



 4  2  2-3

Property Type: House

Land Size: 478 sqm approx

Agent Comments

Comparable Properties



60 Rosenthal Blvd SUNBURY 3429 (REI/VG)

Agent Comments

 4  2  2

Price: \$550,000

Method: Private Sale

Date: 22/06/2019

Property Type: House

Land Size: 478 sqm approx



19 Archer Av SUNBURY 3429 (REI)

Agent Comments

 4  2  2

Price: \$525,000

Method: Private Sale

Date: 09/09/2019

Property Type: House

Land Size: 516 sqm approx



21 Maiden Dr SUNBURY 3429 (REI/VG)

Agent Comments

 4  2  2

Price: \$520,000

Method: Private Sale

Date: 23/04/2019

Rooms: 6

Property Type: House

Land Size: 448 sqm approx

Account - Metro Property Management | P: 03 9831 3000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.