

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

5/70 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jul 2022

to

30 Jun 2023

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

1/7-9 ANDERSON ROAD SUNBURY VIC 3429	\$515,000	18-Jan-23
5/151-153 OSHANASSY STREET SUNBURY VIC 3429	\$465,000	25-Jan-23
1/16 LOGAN COURT SUNBURY VIC 3429	\$512,500	19-Jun-23

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: 04 July 2023



1/7-9 ANDERSON ROAD SUNBURY VIC 3429 Sold Price **\$515,000** Sold Date **18-Jan-23**

 2  1  1

Distance **0.6km**



5/151-153 OSHANASSY STREET SUNBURY VIC 3429 Sold Price **\$465,000** Sold Date **25-Jan-23**

 2  1  1

Distance **0.98km**



1/16 LOGAN COURT SUNBURY VIC 3429 Sold Price ^{RS} **\$512,500** Sold Date **19-Jun-23**

 2  1  2

Distance **1.5km**

RS = Recent sale **UN** = Undisclosed Sale

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