

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

5/18 Lalor Crescent 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2019

to

31 Jul 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

2/753 Elizabeth Drive Sunbury VIC 3429	\$475,000	26-Dec-19
9 Reiffel Avenue Sunbury VIC 3429	\$485,000	06-Dec-19
2/33 Keeper Street Sunbury VIC 3429	\$365,000	28-Nov-19

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: 05 August 2020



2/753 Elizabeth Drive Sunbury VIC 3429

Sold Price

\$475,000

Sold Date

26-Dec-19



3



2



2

Distance

0.39km



9 Reiffel Avenue Sunbury VIC 3429

Sold Price

\$485,000

Sold Date

06-Dec-19



3



2



2

Distance

0.82km



2/33 Keeper Street Sunbury VIC 3429

Sold Price

\$365,000

Sold Date

28-Nov-19



2



1



1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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