

## 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

18 FINGLETON CRESCENT 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

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2021

to

31 Oct 2022

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 16 ARCHER AVENUE SUNBURY VIC 3429    | \$665,000 | 25-Oct-22 |
| 563 ELIZABETH DRIVE SUNBURY VIC 3429 | \$650,000 | 23-Jul-22 |
| 30 LALOR CRESCENT SUNBURY VIC 3429   | \$700,000 | 21-May-22 |

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: 14 November 2022



**16 ARCHER AVENUE SUNBURY VIC 3429** Sold Price <sup>RS</sup> **\$665,000** Sold Date **25-Oct-22**  
 Distance **0.9km**

3 2 2



**563 ELIZABETH DRIVE SUNBURY VIC 3429** Sold Price **\$650,000** Sold Date **23-Jul-22**  
 Distance **1.6km**

3 2 2



**30 LALOR CRESCENT SUNBURY VIC 3429** Sold Price **\$700,000** Sold Date **21-May-22**  
 Distance **0.88km**

3 2 1

RS = Recent sale UN = Undisclosed Sale

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