



Lisa Totaro
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Crawford Way 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

*House

X

*Unit

Suburb

Sunbury

Period-from

01 Jun 2018

to

31 May 2019

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

3 Hill Grove Sunbury VIC 3429	\$450,000	05-Jun-19
6 Kemp Place Sunbury VIC 3429	\$442,000	22-Feb-19
12 Learmonth Street Sunbury VIC 3429	\$440,000	10-Jan-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.~~

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3 Hill Grove Sunbury VIC 3429

Sold Price

\$450,000

Sold Date

05-Jun-19

3 2 1

Distance

0.47km



6 Kemp Place Sunbury VIC 3429

Sold Price

\$442,000

Sold Date

22-Feb-19

3 1 2

Distance

0.48km



12 Learmonth Street Sunbury VIC 3429

Sold Price

\$440,000

Sold Date

10-Jan-19

3 1 1

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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