

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

2/70 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$471,250

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2023

to

31 Jul 2024

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 COOK COURT SUNBURY VIC 3429	\$458,500	26-Jun-24
6/39-41 LIGAR STREET SUNBURY VIC 3429	\$478,000	23-Mar-24
1/33-35 LIGAR STREET SUNBURY VIC 3429	\$488,000	26-Jul-24

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 2024

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3 COOK COURT SUNBURY VIC 3429

2 1 1

Sold Price

RS

\$458,500

Sold Date

26-Jun-24

Distance

0.31km



6/39-41 LIGAR STREET SUNBURY VIC 3429

2 1 1

Sold Price

\$478,000

Sold Date

23-Mar-24

Distance

0.6km



1/33-35 LIGAR STREET SUNBURY VIC 3429

2 1 1

Sold Price

RS

\$488,000

Sold Date

26-Jul-24

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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