

## 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

33/14 Outlook Way 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

\$430,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$431,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Mar 2020

to

28 Feb 2021

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 21/14 Outlook Way Sunbury VIC 3429        | \$455,000 | 21-Jan-20 |
| 4/25-27 Golf Links Drive Sunbury VIC 3429 | \$460,000 | 02-Mar-20 |
| 2/46 Mitchells Lane Sunbury VIC 3429      | \$450,000 | 14-Mar-21 |

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: 26 March 2021

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**21/14 Outlook Way Sunbury VIC 3429**

3 2 -

Sold Price **\$455,000** Sold Date **21-Jan-20**

Distance **0.02km**



**4/25-27 Golf Links Drive Sunbury VIC 3429**

2 1 1

Sold Price **\$460,000** Sold Date **02-Mar-20**

Distance **0.5km**



**2/46 Mitchells Lane Sunbury VIC 3429**

3 2 1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **14-Mar-21**

Distance **1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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