

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 Wedmore 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

or range
between

\$265,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$314,000

Property type

Land

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

3 Hatfield Court Sunbury VIC 3429	\$375,000	21-Aug-19
47 Wedmore Crescent Sunbury VIC 3429	\$255,500	16-Oct-19
9 Highbridge Crescent Sunbury VIC 3429	\$340,000	24-Apr-20

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.~~

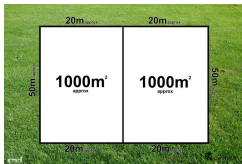
This Statement of Information was prepared on: 24 August 2020



3 Hatfield Court Sunbury VIC 3429 Sold Price **\$375,000** Sold Date **21-Aug-19**

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Distance **0.16km**



47 Wedmore Crescent Sunbury VIC 3429 Sold Price **\$255,500** Sold Date **16-Oct-19**

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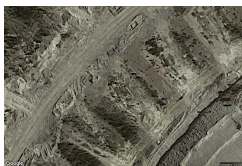
Distance **0.43km**



9 Highbridge Crescent Sunbury VIC 3429 Sold Price **\$340,000** Sold Date **24-Apr-20**

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Distance **0.56km**



78 Courtney Drive Sunbury VIC 3429 Sold Price **\$320,000** Sold Date **09-Sep-19**

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Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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