

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

7/25-27 GOLF LINKS DRIVE 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jun 2023

to

31 May 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

36/14 OUTLOOK WAY SUNBURY VIC 3429	\$485,500	03-Apr-24
9/14 OUTLOOK WAY SUNBURY VIC 3429	\$493,000	05-Jun-24
59 LIGAR STREET SUNBURY VIC 3429	\$520,000	20-Dec-23

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: 17 June 2024

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36/14 OUTLOOK WAY SUNBURY VIC 3429

3 2 2

Sold Price

\$485,500

Sold Date **03-Apr-24**

Distance **0.51km**



9/14 OUTLOOK WAY SUNBURY VIC 3429

3 2 1

Sold Price

^{RS} **\$493,000**

Sold Date **05-Jun-24**

Distance **0.53km**



59 LIGAR STREET SUNBURY VIC 3429

3 2 1

Sold Price

\$520,000

Sold Date **20-Dec-23**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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