

## 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

14 Earlington Crescent 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

\$840,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2018

to

31 Oct 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













18 Swift Street Sunbury VIC 3429	\$850,000	18-Oct-19
67 Westminster Grove Sunbury VIC 3429	\$895,000	26-Jul-19
112 Harker Street Sunbury VIC 3429	\$885,000	08-Oct-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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	18 Swift Street Sunbury VIC 3429	Sold Price	RS \$850,000 UN	Sold Date	18-Oct-19
	 5  2  2			Distance	0.3km
	67 Westminster Grove Sunbury VIC 3429	Sold Price	RS \$895,000 UN	Sold Date	26-Jul-19
	 5  2  2			Distance	0.6km
	112 Harker Street Sunbury VIC 3429	Sold Price	RS \$885,000 UN	Sold Date	08-Oct-19
	 4  2  4			Distance	1.79km

RS = Recent sale      UN = Undisclosed Sale

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