

## 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

32 Balmoral Circuit 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

\$285,000

&

\$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$365,500

Property type

Land

Suburb

Sunbury

Period-from

01 Feb 2020

to

31 Jan 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

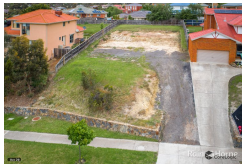
Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 39 Canterbury Avenue Sunbury VIC 3429 | \$365,000 | 13-Nov-20 |
| 21 Filly Circuit Sunbury VIC 3429     | \$515,000 | 01-Sep-20 |
| 27 Filly Circuit Sunbury VIC 3429     | \$562,500 | 18-Jan-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: 01 February 2021



**39 Canterbury Avenue Sunbury VIC 3429**

Sold Price

RS

**\$365,000**

Sold Date

**13-Nov-20**



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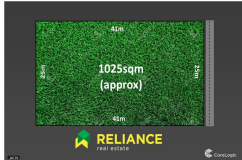
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Distance

**1.21km**



**21 Filly Circuit Sunbury VIC 3429**

Sold Price

**\$515,000**

Sold Date

**01-Sep-20**



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Distance

**1.63km**



**27 Filly Circuit Sunbury VIC 3429**

Sold Price

RS

**\$562,500**

Sold Date

**18-Jan-21**



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Distance

**1.71km**

RS = Recent sale

UN = Undisclosed Sale

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