

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

1 LAMPTON WAY 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2022

to

31 Oct 2023

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

19 ROSENTHAL BOULEVARD SUNBURY VIC 3429	\$792,000	19-Aug-23
35 BUSHRANGER DRIVE SUNBURY VIC 3429	\$845,000	09-Oct-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.

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Cassandra Doria
P 9744 4428
M 0497 972 028
E cdoria@ypa.com.au



**19 ROSENTHAL BOULEVARD
SUNBURY VIC 3429**

4 2 2

Sold Price **\$792,000** Sold Date **19-Aug-23**

Distance **0.14km**



**35 BUSHRANGER DRIVE SUNBURY
VIC 3429**

4 2 2

Sold Price ^{RS} **\$845,000** Sold Date **09-Oct-23**

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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