

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

112 Belleview 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

*House

*Unit

Suburb

Sunbury

Period-from

01 Aug 2018

to

31 Jul 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

151 Belleview Drive Sunbury VIC 3429	\$410,000	08-Dec-18
9 York Place Sunbury VIC 3429	\$435,000	07-Mar-19
31 Brigade Street Sunbury VIC 3429	\$415,000	14-May-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.~~

This Statement of Information was prepared on: 29 August 2019

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151 Bellevue Drive Sunbury VIC 3429

Sold Price

\$410,000

Sold Date

08-Dec-18



-



-



-

Distance

0.21km

9 York Place Sunbury VIC 3429

Sold Price

\$435,000

Sold Date

07-Mar-19



-



-



-

Distance

0.65km



31 Brigade Street Sunbury VIC 3429

Sold Price

\$415,000

Sold Date

14-May-19



-



-



-

Distance

4.81km

RS = Recent sale

UN = Undisclosed Sale

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