

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

79 FULLWOOD 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

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,500

Property type

Land

Suburb

Sunbury

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

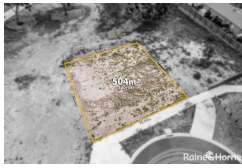
13 GARDANNE COURT SUNBURY VIC 3429	405000	13-Apr-22
33 RETREAT CRESCENT SUNBURY VIC 3429	430000	30-Aug-22
8 FELLVIEW CRESCENT SUNBURY VIC 3429	485000	23-May-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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13 GARDANNE COURT SUNBURY VIC 3429

Sold Price

405000

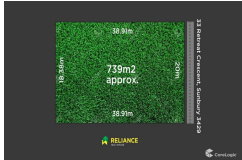
Sold Date

13-Apr-22

 -  -  -

Distance

1.9km



33 RETREAT CRESCENT SUNBURY VIC 3429

Sold Price

^{RS}

430000

Sold Date

30-Aug-22

 -  -  -

Distance

1.44km



8 FELLVIEW CRESCENT SUNBURY VIC 3429

Sold Price

485000

Sold Date

23-May-22

 -  -  -

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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