

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

4 Aldridge 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

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Sunbury

Period-from

01 Dec 2020

to

30 Nov 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

2 Sunish Court Sunbury VIC 3429	\$550,000	06-Aug-21
27 Casey Avenue Sunbury VIC 3429	\$561,000	19-Jun-21
315 Elizabeth Drive Sunbury VIC 3429	\$580,000	08-Sep-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 December 2021

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**2 Sunish Court Sunbury VIC 3429**

Sold Price

\$550,000

Sold Date

06-Aug-21

2

1

1

Distance

0.37km**27 Casey Avenue Sunbury VIC 3429**

Sold Price

\$561,000

Sold Date

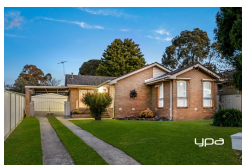
19-Jun-21

3

1

1

Distance

0.42km**315 Elizabeth Drive Sunbury VIC 3429**

Sold Price

\$580,000

Sold Date

08-Sep-21

3

1

3

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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