

## 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

28 Gleneagles Drive 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

\$500,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$553,750

Property type

House

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 4 Medinah Close Sunbury VIC 3429     | \$520,000 | 02-Dec-20 |
| 64 Carnoustie Drive Sunbury VIC 3429 | \$520,000 | 01-Sep-20 |
| 52 Muirfield Drive Sunbury VIC 3429  | \$535,000 | 03-Oct-20 |

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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**4 Medinah Close Sunbury VIC 3429** Sold Price **\$520,000** Sold Date **02-Dec-20**

 3  1  4

Distance **0.16km**



**64 Carnoustie Drive Sunbury VIC 3429** Sold Price Sold Date **01-Sep-20**

 3  1  2

Distance **0.4km**



**52 Muirfield Drive Sunbury VIC 3429** Sold Price **\$535,000** Sold Date **03-Oct-20**

 3  1  9

Distance **0.51km**

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

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