

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

5 Swift Street 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

\$840,000

&

\$890,000

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

9 Seagull Place Sunbury VIC 3429	\$900,000	09-Dec-20
14 Fentonhill Parade Sunbury VIC 3429	\$820,000	10-Dec-20
27 Blackwood Place Sunbury VIC 3429	\$895,000	27-Jul-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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9 Seagull Place Sunbury VIC 3429

Sold Price

\$900,000

 Sold Date **09-Dec-20**

4 2 2

 Distance **0.38km**

14 Fentonhill Parade Sunbury VIC 3429

Sold Price

\$820,000

 Sold Date **10-Dec-20**

4 2 2

 Distance **0.73km**

27 Blackwood Place Sunbury VIC 3429

Sold Price

\$895,000

 Sold Date **27-Jul-20**

4 2 2

 Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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