

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

26 Vaughan 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

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2019

to

31 Jan 2020

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

14 Shetland Way Sunbury VIC 3429	\$760,000	16-Nov-18
3 Pasley Street Sunbury VIC 3429	\$750,000	13-Dec-18
14 Old Winery Road Sunbury VIC 3429	\$750,000	31-Oct-18

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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	14 Shetland Way Sunbury VIC 3429	Sold Price	\$760,000	Sold Date	16-Nov-18
	 3  2  2			Distance	0.63km
	3 Pasley Street Sunbury VIC 3429	Sold Price	\$750,000	Sold Date	13-Dec-18
	 4  2  2			Distance	1.09km
	14 Old Winery Road Sunbury VIC 3429	Sold Price		Sold Date	31-Oct-18
	 4  2  2			Distance	1.46km

RS = Recent sale UN = Undisclosed Sale

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