

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

185 Phillip 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$553,750

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2020

to

31 Dec 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

9 Broomfield Avenue Sunbury VIC 3429	\$550,000	13-Oct-20
16 Wedmore Crescent Sunbury VIC 3429	\$550,000	01-Oct-20
1 Chard Place Sunbury VIC 3429	\$527,000	06-Aug-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 Broomfield Avenue Sunbury VIC 3429

Sold Price

\$550,000

Sold Date

13-Oct-20

 4  2  2

Distance

0.68km



16 Wedmore Crescent Sunbury VIC 3429

Sold Price

Sold Date

01-Oct-20

 4  2  2

Distance

0.7km



1 Chard Place Sunbury VIC 3429

Sold Price

\$527,000

Sold Date

06-Aug-20

 4  2  2

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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