

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

22 Retallick 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

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$314,000

Property type

Land

Suburb

Sunbury

Period-from

01 Aug 2019

to

31 Jul 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

20 Retallick Street Sunbury VIC 3429	\$440,000	15-Jul-20
25 Eileens Way Sunbury VIC 3429	\$405,000	05-Mar-20
37 Maiden Drive Sunbury VIC 3429	\$408,000	03-Dec-19

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: 26 August 2020


20 Retallick Street Sunbury VIC 3429

Sold Price

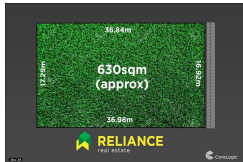
^{RS} **\$440,000**

Sold Date

15-Jul-20

- -

Distance

0.02km

25 Eileens Way Sunbury VIC 3429

Sold Price

\$405,000

Sold Date

05-Mar-20

- -

Distance

0.19km

37 Maiden Drive Sunbury VIC 3429

Sold Price

\$408,000

Sold Date

03-Dec-19

4 2 3

Distance

0.2km

40 Angelas Way Sunbury VIC 3429

Sold Price

\$456,000

Sold Date

10-Oct-19

- -

Distance

0.37km
RS = Recent sale

UN = Undisclosed Sale

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