

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

2/40 LALOR CRESCENT 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2023

to

29 Feb 2024

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 KOKODA DRIVE SUNBURY VIC 3429	\$600,000	12-Oct-23
17 MASSIE CIRCUIT SUNBURY VIC 3429	\$570,000	02-Dec-23
15 WENTWORTH COURT SUNBURY VIC 3429	\$561,000	13-Mar-24

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 March 2024



9 KOKODA DRIVE SUNBURY VIC 3429

Sold Price

\$600,000

Sold Date

12-Oct-23

3

2

2

Distance

0.51km



17 MASSIE CIRCUIT SUNBURY VIC 3429

Sold Price

\$570,000

Sold Date

02-Dec-23

3

2

-

Distance

0.9km



15 WENTWORTH COURT SUNBURY VIC 3429

Sold Price

^{RS} **\$561,000**

Sold Date

13-Mar-24

3

1

2

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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