

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

30/14 Outlook Way 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Other

Suburb

Sunbury

Period-from

01 Aug 2020

to

31 Jul 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

33/14 Outlook Way Sunbury VIC 3429	\$437,000	12-Jul-21
2/46 Mitchells Lane Sunbury VIC 3429	\$450,000	01-Mar-21
44 Davenport Drive Sunbury VIC 3429	\$450,000	15-Apr-21

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: 03 August 2021


33/14 Outlook Way Sunbury VIC 3429

3 2 2

Sold Price

^{RS} **\$437,000**

Sold Date

12-Jul-21

Distance

0.02km

2/46 Mitchells Lane Sunbury VIC 3429

3 2 1

Sold Price

\$450,000

Sold Date

01-Mar-21

Distance

1.27km

44 Davenport Drive Sunbury VIC 3429

3 2 2

Sold Price

Sold Date

15-Apr-21

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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