

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

8 Waterloo Rise 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Land

Suburb

Sunbury

Period-from

01 Feb 2020

to

31 Jan 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

10 Fulham Way Sunbury VIC 3429	\$920,000	05-Nov-20
5 Ridgeway Sunbury VIC 3429	\$930,000	12-Feb-21
13 Ironbark Drive Sunbury VIC 3429	\$910,000	11-Dec-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.~~

This Statement of Information was prepared on: 24 February 2021



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Raine & Horne

Private Inspections

Dearest Valued Clients

We are now postponing all open for inspections. We will be available for private inspections for all properties. You can pre-register to view a property by calling the listing agent.

Inspect to Explore

Raine & Horne Sunbury
033 9794 6224 CoreLogic

10 Fulham Way Sunbury VIC 3429

Sold Price

\$920,000

Sold Date **05-Nov-20**



4



2



2

Distance

0.05km



5 Ridgeway Sunbury VIC 3429

Sold Price

^{RS} **\$930,000**

Sold Date **12-Feb-21**



4



2



2

Distance

0.1km



13 Ironbark Drive Sunbury VIC 3429

Sold Price

^{RS} **\$910,000**

Sold Date **11-Dec-20**



5



2



3

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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