

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

64 Light Horse Circuit 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2020

to

28 Feb 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

66 Light Horse Circuit Sunbury VIC 3429	\$720,000	08-Jan-21
3 Marl Close Sunbury VIC 3429	\$676,100	21-Sep-20
16 Friesian Drive Sunbury VIC 3429	\$700,000	03-Mar-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: 17 March 2021



66 Light Horse Circuit Sunbury VIC 3429

Sold Price

\$720,000

Sold Date

08-Jan-21

4

2

2

Distance

0.01km



3 Marl Close Sunbury VIC 3429

Sold Price

\$676,100

Sold Date

21-Sep-20

4

2

2

Distance

0.86km



16 Friesian Drive Sunbury VIC 3429

Sold Price

^{RS} **\$700,000**

Sold Date

03-Mar-21

4

2

2

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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