

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

4 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2021

to

31 Jan 2022

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

2 Lewin Street Sunbury VIC 3429	\$631,000	11-Nov-21
85 Mitchells Lane Sunbury VIC 3429	\$600,000	03-Dec-21
44 Deakin Street Sunbury VIC 3429	\$630,000	21-Jan-22

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 2022

**2 Lewin Street Sunbury VIC 3429**

Sold Price

\$631,000

Sold Date

11-Nov-21

3
 1
 2

Distance

0.45km**85 Mitchells Lane Sunbury VIC 3429**

Sold Price

\$600,000

Sold Date

03-Dec-21

3
 1
 2

Distance

0.67km**44 Deakin Street Sunbury VIC 3429**

Sold Price

^{RS} **\$630,000**

Sold Date

21-Jan-22

3
 2
 -

Distance

0.76km**RS** = Recent sale**UN** = Undisclosed Sale

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