

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

11 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$362,500

Property type

Land

Suburb

Sunbury

Period-from

01 Apr 2020

to

31 Mar 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

653 Elizabeth Drive Sunbury VIC 3429	\$790,000	16-Feb-21
6 Eileens Way Sunbury VIC 3429	\$750,000	23-Feb-21
3 Sheaf Street Sunbury VIC 3429	\$730,000	18-Nov-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.~~

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653 Elizabeth Drive Sunbury VIC 3429

3 2 2

Sold Price

^{RS} **\$790,000**

Sold Date

16-Feb-21

Distance

0.31km



6 Eileens Way Sunbury VIC 3429

3 2 2

Sold Price

^{RS} **\$750,000**

Sold Date

23-Feb-21

Distance

1.07km



3 Sheaf Street Sunbury VIC 3429

4 2 2

Sold Price

\$730,000

Sold Date

18-Nov-20

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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