

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

12/14 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

\$480,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Oct 2023

to

30 Sep 2024

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

11/14 OUTLOOK WAY SUNBURY VIC 3429	\$525,000	14-Aug-24
9/14 OUTLOOK WAY SUNBURY VIC 3429	\$493,000	24-May-24
36/14 OUTLOOK WAY SUNBURY VIC 3429	\$485,500	03-Apr-24

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: 19 October 2024



11/14 OUTLOOK WAY SUNBURY VIC 3429

3 2 2

Sold Price **\$525,000** Sold Date **14-Aug-24**

Distance **0.01km**



9/14 OUTLOOK WAY SUNBURY VIC 3429

3 2 1

Sold Price **\$493,000** Sold Date **24-May-24**

Distance **0.02km**



36/14 OUTLOOK WAY SUNBURY VIC 3429

3 2 2

Sold Price **\$485,500** Sold Date **03-Apr-24**

Distance **0.05km**



5/14 OUTLOOK WAY SUNBURY VIC 3429

3 2 1

Sold Price **\$470,000** Sold Date **14-Nov-23**

Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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