

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

77 WEDMORE 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

\$580,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Dec 2023

to

30 Nov 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

55 COURTNEY DRIVE SUNBURY VIC 3429	\$595,000	22-Nov-24
58 WEDMORE CRESCENT SUNBURY VIC 3429	\$600,000	24-Jun-24
25 GLASTONBURY DRIVE SUNBURY VIC 3429	\$585,000	13-Nov-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: 03 December 2024



55 COURTNEY DRIVE SUNBURY VIC 3429

4 2 2

Sold Price

^{RS} \$595,000

Sold Date 22-Nov-24

Distance 0.03km



58 WEDMORE CRESCENT SUNBURY VIC 3429

4 2 2

Sold Price

\$600,000

Sold Date 24-Jun-24

Distance 0.09km



25 GLASTONBURY DRIVE SUNBURY VIC 3429

4 2 2

Sold Price

^{RS} \$585,000

Sold Date 13-Nov-24

Distance 0.31km



26 WEDMORE CRESCENT SUNBURY VIC 3429

4 2 2

Sold Price

^{RS} \$600,000 ^{UN}

Sold Date 28-Oct-24

Distance 0.34km

RS = Recent sale

UN = Undisclosed Sale

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