

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

1/18 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

\$535,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$441,250

Property type

Unit

Suburb

Sunbury

Period-from

01 Nov 2020

to

31 Oct 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

3/13-15 Logan Court Sunbury VIC 3429	\$535,000	10-Aug-21
4/749-751 Elizabeth Drive Sunbury VIC 3429	\$540,000	25-Oct-21
2/35 Ferris Street Sunbury VIC 3429	\$535,000	18-Nov-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.~~

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Sebastien Kowlessur
P 0418644323
M 0418644323
E sebastienk@ypa.com.au



3/13-15 Logan Court Sunbury VIC 3429

3 2 1

Sold Price

\$535,000

Sold Date

10-Aug-21

Distance

0.37km



4/749-751 Elizabeth Drive Sunbury VIC 3429

3 2 2

Sold Price

^{RS} **\$540,000**

Sold Date

25-Oct-21

Distance

0.4km



2/35 Ferris Street Sunbury VIC 3429

3 2 1

Sold Price

^{RS} **\$535,000**

Sold Date

18-Nov-21

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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