

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

7/63 ANDERSON ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Apr 2021

to

31 Mar 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

2/28-30 DARBYSHIRE STREET SUNBURY VIC 3429	\$500,000	26-Nov-21
3/23 OUTLOOK WAY SUNBURY VIC 3429	\$520,000	10-Nov-21
2/23 OUTLOOK WAY SUNBURY VIC 3429	\$520,000	10-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.~~

This Statement of Information was prepared on: 27 April 2022



**2/28-30 DARBYSHIRE STREET
SUNBURY VIC 3429**

 3  2  2

Sold Price **\$500,000** Sold Date **26-Nov-21**

Distance **0.53km**



**3/23 OUTLOOK WAY SUNBURY
VIC 3429**

 3  2  1

Sold Price **\$520,000** Sold Date **10-Nov-21**

Distance **1.59km**



**2/23 OUTLOOK WAY SUNBURY
VIC 3429**

 3  2  2

Sold Price

Sold Date **10-Nov-21**

Distance **1.59km**



**1/23 OUTLOOK WAY SUNBURY VIC
3429**

 3  2  2

Sold Price

Sold Date **10-Nov-21**

Distance **1.59km**



**1/32-34 CHARTER ROAD EAST
SUNBURY VIC 3429**

 3  2  1

Sold Price

\$515,000 Sold Date **16-Oct-21**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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