

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

4/25-27 Golf Links Drive 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jan 2019

to

31 Dec 2019

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

1/80 Station Street Sunbury VIC 3429	\$441,000	14-Dec-19
1/58 Anderson Road Sunbury VIC 3429	\$485,000	28-Aug-19
6/17A Cornish Street Sunbury VIC 3429	\$475,500	05-Sep-19

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: 29 January 2020



1/80 Station Street Sunbury VIC 3429

2 2 1

Sold Price

\$441,000

Sold Date

14-Dec-19

Distance

0.78km



1/58 Anderson Road Sunbury VIC 3429

3 2 1

Sold Price

\$485,000

Sold Date

28-Aug-19

Distance

1.5km



6/17A Cornish Street Sunbury VIC 3429

3 1 2

Sold Price

\$475,500

Sold Date

05-Sep-19

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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