



Melinda Xiberras

M 0400461631

E melindax@ypa.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

28 Daly Close 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

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

*House

X

*Unit

Suburb

Sunbury

Period-from

01 Oct 2017

to

30 Sep 2018

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 six 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

14 Dolan Court Sunbury VIC 3429	\$500,000	02-Dec-17
22 Noble Way Sunbury VIC 3429	\$515,000	05-May-18
104 Riddell Road Sunbury VIC 3429	\$510,000	10-May-18

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 six months.~~

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14 Dolan Court Sunbury VIC 3429

Sold Price

\$500,000

Sold Date

02-Dec-17

4 2 2

Distance

0.37km



22 Noble Way Sunbury VIC 3429

Sold Price

\$515,000

Sold Date

05-May-18

4 2 2

Distance

1.07km



104 Riddell Road Sunbury VIC 3429

Sold Price

\$510,000

Sold Date

10-May-18

4 2 2

Distance

1.86km

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