

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

8 Sassafras 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$553,750

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2020

to

31 Jan 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

9 Paperbark Avenue Sunbury VIC 3429	\$682,500	18-Mar-20
13 Donnelly Close Sunbury VIC 3429	\$640,000	01-Jul-20
24 Jersey Drive Sunbury VIC 3429	\$645,000	27-Nov-20

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: 02 February 2021


9 Paperbark Avenue Sunbury VIC 3429

Sold Price

\$682,500

Sold Date

18-Mar-20
 4  2  2

Distance

0.36km

13 Donelly Close Sunbury VIC 3429

Sold Price

\$640,000

Sold Date

01-Jul-20
 3  2  2

Distance

0.58km

24 Jersey Drive Sunbury VIC 3429

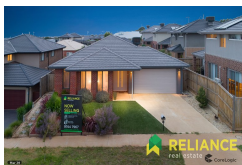
Sold Price

\$645,000

Sold Date

27-Nov-20
 4  2  2

Distance

1.28km

41 Budburst Drive Sunbury VIC 3429

Sold Price

\$650,000

Sold Date

07-Oct-20
 -  2  2

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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