

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 42 Angelas Way, Sunbury, VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$700,000

&

\$760,000

Median sale price

Median price

\$638,500

Property Type

House

Suburb

Sunbury (3429)

Period - From

27/10/2020

to

27/10/2021

Source

RealEstate.com

Comparable property sales

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
18 FRIESIAN DRIVE, SUNBURY VIC 3429	\$740,000	30/07/2021
12 LONGTAN AVENUE, SUNBURY VIC 3429	\$749,900	22/09/2021
37 JERSEY DRIVE, SUNBURY VIC 3429	\$900,000	07/05/2021

This Statement of Information was prepared on: 08/11/2021