

## 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

39A WAUGH STREET SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$473,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2023

to

31 Jul 2024

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

12/5 BANNERMAN STREET SUNBURY VIC 3429	490000	01-May-24
2/5 BANNERMAN STREET SUNBURY VIC 3429	525000	08-Mar-24
1/219 GAP ROAD SUNBURY VIC 3429	525000	18-Jun-24

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.~~

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**12/5 BANNERMAN STREET  
SUNBURY VIC 3429**

 2  2  1

Sold Price

<sup>RS</sup>

**490000**

Sold Date

**01-May-24**

Distance

**0.27km**



**2/5 BANNERMAN STREET  
SUNBURY VIC 3429**

 2  2  1

Sold Price

**525000**

Sold Date

**08-Mar-24**

Distance

**0.31km**



**1/219 GAP ROAD SUNBURY VIC  
3429**

 3  2  1

Sold Price

<sup>RS</sup>

**525000**

Sold Date

**18-Jun-24**

Distance

**1.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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