Lisa Totaro
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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	3 Timbertop Road 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	$540,000	*House	X	~~*Unit~~		Suburb	Sunbury
Period-from	01 Feb 2018	to	31 Jan 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 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
2 Augusta Close Sunbury VIC 3429	$450,000	02-Jun-18
50 Westward Ho Drive Sunbury VIC 3429	$460,000	16-Aug-18
5 Walton Heath Court Sunbury VIC 3429	$480,000	28-Aug-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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2 Augusta Close Sunbury VIC 3429 Sold Price **$450,000** Sold Date **02-Jun-18**

3 1 2 Distance **0.35km**



50 Westward Ho Drive Sunbury VIC 3429 Sold Price **$460,000** Sold Date **16-Aug-18**

3 1 1 Distance **0.55km**



5 Walton Heath Court Sunbury VIC 3429 Sold Price **$480,000** Sold Date **28-Aug-18**

3 2 1 Distance **0.71km**

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