



Gigi Grant
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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

4 Lewin Street 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

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

*House

X

*Unit

Suburb

Sunbury

Period-from

01 May 2018

to

30 Apr 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 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 Rover Street Sunbury VIC 3429	\$475,000	05-Apr-19
51 Bradman Drive Sunbury VIC 3429	\$505,000	30-Dec-18
4 Lampton Way Sunbury VIC 3429	\$511,495	21-Jan-19

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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9 Rover Street Sunbury VIC 3429

Sold Price

^{RS}

\$475,000

Sold Date

05-Apr-19



4



2



2

Distance

1.74km



51 Bradman Drive Sunbury VIC 3429

Sold Price

\$505,000

Sold Date

30-Dec-18



4



2



2

Distance

0.94km



4 Lampton Way Sunbury VIC 3429

Sold Price

\$511,495

Sold Date

21-Jan-19



4



2



2

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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