

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

3 Waugh 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

\$480,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2018

to

30 Sep 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

2 Pads Way Sunbury VIC 3429	\$480,000	26-Sep-19
3 Reiffel Avenue Sunbury VIC 3429	\$480,000	24-Jul-19
7 Cover Drive Sunbury VIC 3429	\$497,500	13-Jul-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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2 Pads Way Sunbury VIC 3429

Sold Price

^{RS} **\$480,000**

Sold Date

26-Sep-19

3 2 2

Distance

0.35km



3 Reiffel Avenue Sunbury VIC 3429

Sold Price

\$480,000

Sold Date

24-Jul-19

3 2 2

Distance

0.43km



7 Cover Drive Sunbury VIC 3429

Sold Price

\$497,500

Sold Date

13-Jul-19

3 2 2

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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