

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

8 Hood Crescent 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2019

to

30 Apr 2020

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

1 Cook Court Sunbury VIC 3429	\$500,000	18-Dec-19
64 Riddell Road Sunbury VIC 3429	\$490,000	13-Feb-20
206 Gap Road Sunbury VIC 3429	\$510,000	10-Apr-20

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.~~

This Statement of Information was prepared on: 07 May 2020



1 Cook Court Sunbury VIC 3429

Sold Price

\$500,000

Sold Date

18-Dec-19

3

1

-

Distance

0.7km



64 Riddell Road Sunbury VIC 3429

Sold Price

\$490,000

Sold Date

13-Feb-20

3

1

-

Distance

0.74km



206 Gap Road Sunbury VIC 3429

Sold Price

^{RS}**\$510,000**

Sold Date

10-Apr-20

3

1

2

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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