

## 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

12 The Strand Sunbury VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$890,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$549,000

Property type

House

Suburb

Sunbury

Period-from

01 Sep 2019

to

31 Aug 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

4 The Strand Sunbury VIC 3429	\$995,000	08-Jul-20
17 Fentonhill Parade Sunbury VIC 3429	\$926,000	20-Jul-20
16 Pinto Way Sunbury VIC 3429	\$902,000	24-Jun-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: 28 September 2020

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**4 The Strand Sunbury VIC 3429**

Sold Price

**\$995,000**

Sold Date

**08-Jul-20**

4 2 2

Distance

**0.09km**



**17 Fentonhill Parade Sunbury VIC 3429**

Sold Price

**\$926,000**

Sold Date

**20-Jul-20**

4 2 2

Distance

**0.39km**



**16 Pinto Way Sunbury VIC 3429**

Sold Price

**\$902,000**

Sold Date

**24-Jun-20**

5 2 3

Distance

**1.08km**

RS = Recent sale

UN = Undisclosed Sale

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