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	5/17 Grout Court 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	$410,000	&	$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$430,000	Property type	Unit	Suburb	Sunbury
Period-from	01 Oct 2019	to	30 Sep 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.

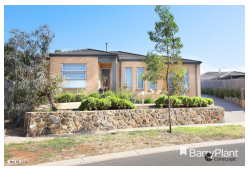
Address of comparable property	Price	Date of sale
1/43 Waugh Street Sunbury VIC 3429	$410,000	14-Feb-20
3/43 Waugh Street Sunbury VIC 3429	$410,000	14-Feb-20
2/19 Lalor Crescent Sunbury VIC 3429	$420,000	01-Jul-20

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: 03 October 2020

Amanda Burt
M 0431 204 265
E amanda.burt@sunbury.rh.com.au



1/43 Waugh Street Sunbury VIC 3429

3 2 1

Sold Price **$410,000** Sold Date **14-Feb-20**

Distance **0.62km**



3/43 Waugh Street Sunbury VIC 3429

3 2 1

Sold Price Sold Date **14-Feb-20**

Distance **0.62km**



2/19 Lalor Crescent Sunbury VIC 3429

3 2 1

Sold Price **$420,000** Sold Date **01-Jul-20**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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