

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

1 Cathkin Close 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Sunbury

Period-from

01 Sep 2018

to

31 Aug 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

4 Forrest Street Sunbury VIC 3429	\$550,000	06-Apr-19
17 Forrest Street Sunbury VIC 3429	\$525,000	17-May-19
6 Durack Court Sunbury VIC 3429	\$550,000	16-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.~~

This Statement of Information was prepared on: 23 September 2019



4 Forrest Street Sunbury VIC 3429 Sold Price **\$550,000** Sold Date **06-Apr-19**

5 2 1

Distance **0.48km**



17 Forrest Street Sunbury VIC 3429 Sold Price **\$525,000** Sold Date **17-May-19**

3 1 2

Distance **0.58km**



6 Durack Court Sunbury VIC 3429 Sold Price ^{RS} **\$550,000** Sold Date **16-Jul-19**

3 2 1

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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