

## 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

2 Fullbrook Drive 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

\$640,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2020

to

28 Feb 2021

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

8 Doig Place Sunbury VIC 3429	\$680,000	11-Dec-20
14 De Lisle Avenue Sunbury VIC 3429	\$710,000	08-Dec-20
100 Stewarts Lane Sunbury VIC 3429	\$665,000	08-Dec-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: 02 March 2021



### 8 Doig Place Sunbury VIC 3429

Sold Price

<sup>RS</sup>

**\$680,000**

Sold Date

**11-Dec-20**

 4  2  2

Distance

**0.97km**



### 14 De Lisle Avenue Sunbury VIC 3429

Sold Price

**\$710,000**

Sold Date

**08-Dec-20**

 4  2  2

Distance

**1.29km**



### 100 Stewarts Lane Sunbury VIC 3429

Sold Price

**\$665,000**

Sold Date

**08-Dec-20**

 4  2  2

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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