

## 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

19 Waugh Street 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

\$475,000

&

\$495,000

### 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

|   |           |           |
|---|-----------|-----------|
| 21 Maiden Drive Sunbury VIC 3429        | \$520,000 | 23-Apr-19 |
| 60 Rosenthal Boulevard Sunbury VIC 3429 | \$550,000 | 14-Jun-19 |
| 4 Lewin Street Sunbury VIC 3429         | \$482,000 | 07-Jun-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: 18 September 2019



**21 Maiden Drive Sunbury VIC 3429**

Sold Price

**\$520,000**

Sold Date

**23-Apr-19**

 4  2  2

Distance

**0.28km**



**60 Rosenthal Boulevard Sunbury VIC 3429**

Sold Price

**\$550,000**

Sold Date

**14-Jun-19**

 4  2  2

Distance

**0.69km**



**4 Lewin Street Sunbury VIC 3429**

Sold Price

**\$482,000**

Sold Date

**07-Jun-19**

 4  2  1

Distance

**1.25km**

RS = Recent sale

UN = Undisclosed Sale

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