

## 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

74 Fullwood 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

\$680,000

&

\$730,000

### 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 Raine Court Sunbury VIC 3429	\$705,000	28-Oct-20
35 Beckview Crescent Sunbury VIC 3429	\$696,000	19-Feb-21
8 Doig Place Sunbury VIC 3429	\$680,000	28-Nov-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 March 2021



**8 Raine Court Sunbury VIC 3429**

Sold Price

**\$705,000**

Sold Date **28-Oct-20**

4 2 2

Distance **0.19km**



**35 Beckview Crescent Sunbury VIC 3429**

Sold Price

<sup>RS</sup> **\$696,000**

Sold Date **19-Feb-21**

4 2 2

Distance **1.08km**



**8 Doig Place Sunbury VIC 3429**

Sold Price

**\$680,000**

Sold Date **28-Nov-20**

4 2 2

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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