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	7 Outlook Way 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	$550,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$427,500	Property type	Unit	Suburb	Sunbury
Period-from	01 Feb 2020	to	31 Jan 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
1 Outlook Way Sunbury VIC 3429	$570,000	05-Jan-21
18 Lauriston Way Sunbury VIC 3429	$575,000	09-Oct-20
1/106 Anderson Road Sunbury VIC 3429	$570,000	02-Jun-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: 01 February 2021

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1 Outlook Way Sunbury VIC 3429 Sold Price RS **$570,000** Sold Date **05-Jan-21**

3 2 2 Distance **0.04km**



18 Lauriston Way Sunbury VIC 3429 Sold Price **$575,000** Sold Date **09-Oct-20**

3 2 1 Distance **0.71km**



1/106 Anderson Road Sunbury VIC 3429 Sold Price **$570,000** Sold Date **02-Jun-20**

3 2 1 Distance **1.36km**

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

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