

## 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

32 Beckview Crescent 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

\$695,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2019

to

31 Dec 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

6 Bannon Avenue Sunbury VIC 3429	\$670,000	21-Aug-19
87 Phillip Drive Sunbury VIC 3429	\$710,000	03-Oct-19
16 Pugh Court Sunbury VIC 3429	\$755,000	01-Nov-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: 22 January 2020



**6 Bannon Avenue Sunbury VIC 3429**

4 2 2

Sold Price **\$670,000** Sold Date **21-Aug-19**

Distance **0.21km**



**87 Phillip Drive Sunbury VIC 3429**

4 2 2

Sold Price **\$710,000** Sold Date **03-Oct-19**

Distance **0.34km**



**16 Pugh Court Sunbury VIC 3429**

4 2 2

Sold Price **\$755,000** Sold Date **01-Nov-19**

Distance **0.59km**



**18 Fullwood Drive Sunbury VIC 3429**

4 2 2

Sold Price **\$690,000** Sold Date **10-Jul-19**

Distance **0.97km**

RS = Recent sale UN = Undisclosed Sale

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