

## 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

14 Filly Circuit 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

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$345,000

Property type

Land

Suburb

Sunbury

Period-from

01 Jul 2019

to

30 Jun 2020

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 Filly Circuit Sunbury VIC 3429	\$430,000	29-Jun-20
35 Brigade Street Sunbury VIC 3429	\$375,000	20-Apr-20
1 Pipit Way Sunbury VIC 3429	\$366,000	04-May-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: 28 July 2020



**1 Filly Circuit Sunbury VIC 3429**

Sold Price **\$430,000** Sold Date **29-Jun-20**



Distance **0.16km**



**35 Brigade Street Sunbury VIC 3429**

Sold Price **\$375,000** Sold Date **20-Apr-20**



Distance **0.95km**



**1 Pipit Way Sunbury VIC 3429**

Sold Price **\$366,000** Sold Date **04-May-20**



Distance **1km**

RS = Recent sale      UN = Undisclosed Sale

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