

## 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

3/75 Anderson Road 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

\$435,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$392,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Mar 2019

to

29 Feb 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

3/77 Barkly Street Sunbury VIC 3429	\$450,000	10-Mar-20
4/25-27 Golf Links Drive Sunbury VIC 3429	\$460,000	02-Mar-20
7/55 Brook Street Sunbury VIC 3429	\$465,000	18-Jul-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: 23 March 2020



**3/77 Barkly Street Sunbury VIC 3429**

 3  1  1

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date **10-Mar-20**

Distance **0.97km**



**4/25-27 Golf Links Drive Sunbury VIC 3429**

 2  1  1

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date **02-Mar-20**

Distance **1.27km**



**7/55 Brook Street Sunbury VIC 3429**

 2  1  1

Sold Price

**\$465,000**

Sold Date **18-Jul-19**

Distance **1.41km**

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

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