

## 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

55 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

\$320,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

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**

5/58-60 Ligar Street Sunbury VIC 3429	\$395,000	04-Dec-19
3/76 Horne Street Sunbury VIC 3429	\$400,000	13-Nov-19
7/46 Mitchells Lane Sunbury VIC 3429	\$385,000	14-Feb-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: 13 March 2020



**5/58-60 Ligar Street Sunbury VIC 3429**

 2  1  2

Sold Price **\$395,000** Sold Date **04-Dec-19**

Distance **0.22km**



**3/76 Horne Street Sunbury VIC 3429**

 2  1  1

Sold Price **\$400,000** Sold Date **13-Nov-19**

Distance **0.38km**



**7/46 Mitchells Lane Sunbury VIC 3429**

 2  1  1

Sold Price **\$385,000** Sold Date **14-Feb-20**

Distance **0.45km**

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

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