

## 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

133 PHILLIP DRIVE 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

\$645,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2023

to

31 Dec 2023

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 38 BECKVIEW CRESCENT SUNBURY VIC 3429 | \$662,000 | 26-Jul-23 |
| 60 RESERVOIR ROAD SUNBURY VIC 3429    | \$675,000 | 11-Oct-23 |
| 4 LANGPORT CRESCENT SUNBURY VIC 3429  | \$660,000 | 03-May-23 |

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 2024



**38 BECKVIEW CRESCENT  
SUNBURY VIC 3429**

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Sold Price **\$662,000** Sold Date **26-Jul-23**

Distance **0.58km**



**60 RESERVOIR ROAD SUNBURY  
VIC 3429**

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Sold Price **\$675,000** Sold Date **11-Oct-23**

Distance **1.41km**



**4 LANGPORT CRESCENT SUNBURY  
VIC 3429**

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Sold Price **\$660,000** Sold Date **03-May-23**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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