

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

20 LANGPORT CRESCENT SUNBURY VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$585,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Sunbury

Period-from

01 Sep 2022

to

31 Aug 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

19 BARWICK ROAD SUNBURY VIC 3429	\$636,000	16-Sep-23
30 WEDMORE CRESCENT SUNBURY VIC 3429	\$620,000	24-Jun-23
43 COURTNEY DRIVE SUNBURY VIC 3429	\$620,000	19-Apr-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: 26 September 2023



19 BARWICK ROAD SUNBURY VIC 3429

Sold Price

^{RS}

\$636,000

Sold Date

16-Sep-23

4 2 2

Distance

0.17km



30 WEDMORE CRESCENT SUNBURY VIC 3429

Sold Price

\$620,000

Sold Date

24-Jun-23

4 2 2

Distance

0.18km



43 COURTNEY DRIVE SUNBURY VIC 3429

Sold Price

Sold Date

19-Apr-23

4 2 2

Distance

0.21km



44 WEDMORE CRESCENT SUNBURY VIC 3429

Sold Price

\$625,000

Sold Date

04-Jul-23

4 2 2

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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