

## 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

8 LIGHTWOOD 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

\$1,290,000

&

\$1,395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2023

to

31 Mar 2024

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

|  |             |           |
|--|-------------|-----------|
| 52 YELLOW GUM BOULEVARD SUNBURY VIC 3429 | \$1,305,000 | 20-Feb-24 |
| 5 WATTLE DRIVE SUNBURY VIC 3429          | \$1,280,000 | 27-Oct-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: 15 April 2024

Haydn Drummer  
 P (03) 9744 6334  
 M 0421 116 679  
 E haydn.drummer@sunbury.rh.com.au



**52 YELLOW GUM BOULEVARD  
 SUNBURY VIC 3429**

5 3 4

Sold Price <sup>RS</sup> **\$1,305,000** Sold Date **20-Feb-24**

Distance **0.11km**



**5 WATTLE DRIVE SUNBURY VIC  
 3429**

4 2 3

Sold Price **\$1,280,000** Sold Date **27-Oct-23**

Distance **0.43km**

RS = Recent sale      UN = Undisclosed Sale

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