

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

LOT 1644 KINGSFIELD 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

Suburb

Sunbury

Period-from

01 Feb 2022

to

31 Jan 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

100 LOLLIPOP CRESCENT SUNBURY VIC 3429	\$335,000	26-Oct-22
88 LOLLIPOP CRESCENT SUNBURY VIC 3429	\$275,000	13-Aug-22
14 HUNTSVILLE STREET SUNBURY VIC 3429	\$350,000	15-Oct-22

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 February 2023


**100 LOLLIPOP CRESCENT
SUNBURY VIC 3429**
 4
  3
  -

Sold Price

\$335,000

Sold Date

26-Oct-22

Distance

0.9km
**88 LOLLIPOP CRESCENT SUNBURY
VIC 3429**
 -
  -
  -

Sold Price

\$275,000

Sold Date

13-Aug-22

Distance

0.84km
**14 HUNTSVILLE STREET SUNBURY
VIC 3429**
 -
  -
  -

Sold Price

\$350,000

Sold Date

15-Oct-22

Distance

4.98km

RS = Recent sale

UN = Undisclosed Sale

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