

## 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

43 Watersprite Boulevard 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2020

to

31 Dec 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

3 Starflower Way Sunbury VIC 3429	\$705,000	10-Nov-20
3 Bowerbird Place Sunbury VIC 3429	\$720,000	16-Nov-20
3 Sugargum Way Sunbury VIC 3429	\$735,000	18-Nov-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: 14 January 2021



**3 Starflower Way Sunbury VIC 3429** Sold Price <sup>RS</sup> **\$705,000** Sold Date **10-Nov-20**

 4  2  2

Distance **0.13km**



**3 Bowerbird Place Sunbury VIC 3429** Sold Price <sup>RS</sup> **\$720,000** Sold Date **16-Nov-20**

 4  2  2

Distance **0.2km**



**3 Sugargum Way Sunbury VIC 3429** Sold Price <sup>RS</sup> **\$735,000** Sold Date **18-Nov-20**

 4  2  2

Distance **0.71km**

RS = Recent sale      UN = Undisclosed Sale

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