

## 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

1/751 Elizabeth 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2020

to

31 Oct 2021

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

4/749-751 Elizabeth Drive Sunbury VIC 3429	\$540,000	25-Oct-21
1/13-15 Logan Court Sunbury VIC 3429	\$533,000	07-Jul-21
3/13-15 Logan Court Sunbury VIC 3429	\$535,000	10-Aug-21

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: 23 November 2021



**4/749-751 Elizabeth Drive Sunbury VIC 3429**

3 2 2

Sold Price

<sup>RS</sup> **\$540,000**

Sold Date

**25-Oct-21**

Distance

**0.02km**



**1/13-15 Logan Court Sunbury VIC 3429**

3 2 1

Sold Price

**\$533,000**

Sold Date

**07-Jul-21**

Distance

**0.05km**



**3/13-15 Logan Court Sunbury VIC 3429**

3 2 1

Sold Price

**\$535,000**

Sold Date

**10-Aug-21**

Distance

**0.06km**



**23 Angelas Way Sunbury VIC 3429**

3 2 2

Sold Price

<sup>RS</sup> **\$545,000**

Sold Date

**08-Nov-21**

Distance

**0.2km**

RS = Recent sale

UN = Undisclosed Sale

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