

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

38 Wedmore 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Land

Suburb

Sunbury

Period-from

01 Mar 2020

to

28 Feb 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

43 Retreat Crescent Sunbury VIC 3429	\$740,000	12-Dec-20
41 Retreat Crescent Sunbury VIC 3429	\$750,000	21-Jan-21
8 Raine Court Sunbury VIC 3429	\$705,000	28-Oct-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: 01 March 2021



43 Retreat Crescent Sunbury VIC 3429

 4  2  2

Sold Price

\$740,000

Sold Date

12-Dec-20

Distance

0.61km



41 Retreat Crescent Sunbury VIC 3429

 4  2  2

Sold Price

\$750,000

Sold Date

21-Jan-21

Distance

0.62km



8 Raine Court Sunbury VIC 3429

 4  2  2

Sold Price

\$705,000

Sold Date

28-Oct-20

Distance

0.97km



17 Phillip Drive Sunbury VIC 3429

 4  2  6

Sold Price

Sold Date

19-Dec-20

Distance

1.34km

RS = Recent sale UN = Undisclosed Sale

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