Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/80 CHARTER ROAD WEST 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	$470,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	Sunbury
Period-from	01 Jul 2021	to	30 Jun 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1/5 BANNERMANN STREET SUNBURY VIC 3429	538500	11-Apr-22
5/179 MITCHELLS LANE SUNBURY VIC 3429	500000	16-Feb-22
288A GAP ROAD SUNBURY VIC 3429	450000	25-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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1/5 BANNERMANN STREET SUNBURY VIC 3429

3 2 1

Sold Price **538500** Sold Date **11-Apr-22**

Distance **1.7km**



5/179 MITCHELLS LANE SUNBURY VIC 3429

2 2 1

Sold Price **500000** Sold Date **16-Feb-22**

Distance **0.69km**



288A GAP ROAD SUNBURY VIC 3429

3 1 1

Sold Price **450000** Sold Date **25-Feb-22**

Distance **0.44km**

RS = Recent sale **UN** = Undisclosed Sale

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