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<br>Including suburb and postcode | 199 ELIZABETH DRIVE 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 | $660,000 | ~~or range between~~ | | & |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $652,000 | Property type | House | Suburb | Sunbury |
| Period-from | 01 Dec 2022 | to | 30 Nov 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 |
|---|---|---|
| 74 DUNROSSIL DRIVE SUNBURY VIC 3429 | $648,000 | 26-Jul-23 |
| 235 ELIZABETH DRIVE SUNBURY VIC 3429 | $661,000 | 26-Jul-23 |
| 18 HOLLOWAY CLOSE SUNBURY VIC 3429 | $635,000 | 13-Aug-23 |

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: 06 December 2023

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**74 DUNROSSIL DRIVE SUNBURY VIC 3429**

3 2 2

Sold Price **$648,000** Sold Date **26-Jul-23**

Distance **0.16km**



**235 ELIZABETH DRIVE SUNBURY VIC 3429**

3 2 2

Sold Price **$661,000** Sold Date **26-Jul-23**

Distance **0.3km**



**18 HOLLOWAY CLOSE SUNBURY VIC 3429**

3 2 2

Sold Price **$635,000** Sold Date **13-Aug-23**

Distance **0.33km**

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

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