

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

34 Blaxland 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

or range
between

\$460,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2019

to

31 Dec 2019

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

33 Blaxland Drive Sunbury VIC 3429	\$440,000	06-Dec-19
5 Flinders Street Sunbury VIC 3429	\$470,000	05-Aug-19
31 Lawson Street Sunbury VIC 3429	\$480,000	16-Sep-19

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.~~

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33 Blaxland Drive Sunbury VIC 3429

Sold Price

^{RS} **\$440,000**

Sold Date **06-Dec-19**

4 2 4

Distance **0.08km**



5 Flinders Street Sunbury VIC 3429

Sold Price

\$470,000

Sold Date **05-Aug-19**

4 2 2

Distance **0.23km**



31 Lawson Street Sunbury VIC 3429

Sold Price

\$480,000

Sold Date **16-Sep-19**

3 2 1

Distance **0.31km**

NOTE: Every description and brochure is to be read in conjunction with the relevant contract of sale and the relevant conditions of sale.

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

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