

## 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

74 Light Horse Circuit 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

\$240,000

&

\$260,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Land

Suburb

Sunbury

Period-from

01 Oct 2018

to

30 Sep 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

80 Light Horse Circuit Sunbury VIC 3429	\$288,000	26-Apr-19
6 Kokoda Drive Sunbury VIC 3429	\$280,000	20-Jul-19
9 Kokoda Drive Sunbury VIC 3429	\$247,000	28-May-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.~~

This Statement of Information was prepared on: 04 October 2019



Gigi Grant

M 0499559516

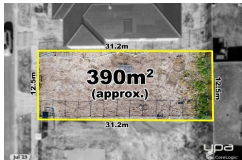
E ggrant@ypa.com.au

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80 Light Horse Circuit Sunbury VIC 3429	Sold Price	\$288,000	Sold Date	26-Apr-19
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Distance 0.04km



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6 Kokoda Drive Sunbury VIC 3429	Sold Price	\$280,000	Sold Date	20-Jul-19
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Distance 0.23km

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9 Kokoda Drive Sunbury VIC 3429	Sold Price	\$247,000	Sold Date	28-May-19
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Distance 0.23km

RS = Recent sale

UN = Undisclosed Sale

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