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	9 Windarra Court 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	$745,000	&	$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	House	Suburb	Sunbury
Period-from	01 Jan 2021	to	31 Dec 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
50 Riddell Road Sunbury VIC 3429	$760,000	29-Aug-21
42 Angelas Way Sunbury VIC 3429	$745,000	02-Jan-22
118 Pasley Street Sunbury VIC 3429	$750,000	12-Dec-21

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: 28 January 2022

CONSUMER AFFAIRS VICTORIA

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50 Riddell Road Sunbury VIC 3429 Sold Price RS **$760,000** Sold Date **29-Aug-21**

3 2 2 Distance **2.42km**

42 Angelas Way Sunbury VIC 3429 Sold Price RS **$745,000** Sold Date **02-Jan-22**

3 2 2 Distance **2.48km**

118 Pasley Street Sunbury VIC 3429 Sold Price **$750,000** Sold Date **12-Dec-21**

3 2 2 Distance **2.29km**

RS = Recent sale UN = Undisclosed Sale

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