

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 44 The Old Stock Run, Sunbury, VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,100,000 & \$1,160,000

Median sale price

Median price \$610,000 Property Type House Suburb Sunbury (3429)

Period - From 17/12/2020 to 17/06/2021 Source RP Data Core Logic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
12 BERRYDALE ROAD, SUNBURY VIC 3429	\$1,050,000	26/01/2021
1 THE VILLAGE GREEN, SUNBURY VIC 3429	\$1,230,000	07/03/2021
3 ROLLING MEADOWS DRIVE, SUNBURY VIC 3429	\$1,280,000	17/06/2021

This Statement of Information was prepared on: 01/07/2021