

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 727 Elizabeth Drive, Sunbury, VIC 3429

Indicative selling price

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

Price Range \$690,000 & \$740,000

Median sale price

Median price \$630,000 Property Type House Suburb Sunbury (3429)
Period - From 08/06/2021 to 08/09/2021 Source Core Logic RP Data

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
24 FRIESIAN DRIVE, SUNBURY VIC 3429	\$700,000	23/04/2021
18 FRIESIAN DRIVE, SUNBURY VIC 3429	\$740,000	30/07/2021
42 LIGHT HORSE CIRCUIT, SUNBURY VIC 3429	\$780,000	31/05/2021

This Statement of Information was prepared on: 11/09/2021