

# 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 7 Merlot Grove, Sunbury, VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$980,000 & \$1,050,000

### Median sale price

Median price \$630,000 Property Type House Suburb Sunbury (3429)

Period - From 05/07/2021 to 05/10/2021 Source 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
11 VERDELHO COURT, SUNBURY VIC 3429	\$1,002,000	31/05/2021
13 Sauvignon Court Sunbury	\$900,000	28/06/2021
44 THE OLD STOCK RUN, SUNBURY VIC 3429	\$1,160,000	04/07/2021

This Statement of Information was prepared on: 15/10/2021