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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

### 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  &

### Median sale price

(\*Delete house or unit as applicable)

Median Price  \*House  \*Unit  Suburb   
Period-from  to  Source

### 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
20 Reghon Drive Sunbury VIC 3429	\$545,000	04-May-19
39 Olive Grove Sunbury VIC 3429	\$560,000	06-Jun-19
9 Allen Court Sunbury VIC 3429	\$540,000	25-Jul-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.~~

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**20 Reghon Drive Sunbury VIC 3429** Sold Price **\$545,000** Sold Date **04-May-19**

3 2 3

Distance **0.95km**



**39 Olive Grove Sunbury VIC 3429** Sold Price **\$560,000** Sold Date **06-Jun-19**

4 2 2

Distance **1.11km**



**9 Allen Court Sunbury VIC 3429** Sold Price <sup>RS</sup> **\$540,000** Sold Date **25-Jul-19**

3 2 2

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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