

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 31 Dobell Avenue, Sunbury, VIC 3429

Indicative selling price

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

Price Range

\$550,000

&

\$595,000

Median sale price

Median price

\$638,000

Property Type

House

Suburb

Sunbury (3429)

Period - From

04/08/2021

to

04/11/2021

Source

RP Data, Core Logic

Comparable property sales

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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
127 RESERVOIR ROAD, SUNBURY VIC 3429	\$635,000	29/06/2021
66 DOBELL AVENUE, SUNBURY	\$560,000	18/06/2021
1 KEMP PLACE, SUNBURY VIC 3429	\$560,000	11/10/2021

This Statement of Information was prepared on: 09/12/2021