

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	Lot 632 - Redstone Hill Road, Sunbury, 3429
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$	443,900	or range between		&	
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Median sale price

Median price	\$	408,900	Property type	Vacant Land	Suburb	Sunbury
Period - From	31/07/2022	to	1/09/2022	Source	Oliver Hume	

Comparable property sales

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
1 Lot 627 - Speckle Circuit, Sunbury, 3429	\$ 454,900	5/08/2022
2 Lot 634 - Speckle Circuit, Sunbury, 3429	\$ 423,900	4/06/2022
3 Lot 1036 - Zoe Street, Sunbury, 3429	\$ 418,900	20/10/2022

This Statement of Information was prepared on: 25 Nov 2022