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

37 LORY CIRCUIT SUNBURY VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Single Price | \$352,500 | or range between | | & | |
|--------------|-----------|---|--|---|--|
|--------------|-----------|---|--|---|--|

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$355,000 | Prop | erty type | Land | | Suburb | Sunbury |
|--------------|-------------|------|-----------|------|--------|--------|-----------|
| Period-from | 01 Feb 2022 | to | 31 Jan 2 | 2023 | Source | | Corelogic |

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 | |
|---------------------------------------|-----------|--------------|--|
| 4 EAGLEHAWK STREET SUNBURY VIC 3429 | \$375,000 | 10-Nov-22 | |
| 3 CAVA CIRCUIT SUNBURY VIC 3429 | \$395,000 | 27-Dec-22 | |
| 14 HUNTSVILLE STREET SUNBURY VIC 3429 | \$350,000 | 15-Oct-22 | |

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.

This Statement of Information was prepared on: 09 February 2023





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4 EAGLEHAWK STREET SUNBURY Sold Price VIC 3429

\$375,000 Sold Date 10-Nov-22

Distance

0.25km



3429

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3 CAVA CIRCUIT SUNBURY VIC

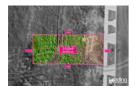
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Sold Price

** \$395,000 Sold Date 27-Dec-22

Distance

1.52km



14 HUNTSVILLE STREET SUNBURY Sold Price VIC 3429

\$350,000 Sold Date 15-Oct-22

□ -

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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