

## 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

9 Pinto Way Sunbury VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$945,000

&

\$995,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2020

to

31 May 2021

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

|                                |           |           |
|--------------------------------|-----------|-----------|
| 43 The Avenue Sunbury VIC 3429 | \$960,000 | 10-May-21 |
| 4 The Strand Sunbury VIC 3429  | \$995,000 | 08-Jul-20 |
| 12 The Strand Sunbury VIC 3429 | \$930,000 | 17-Oct-20 |

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: 28 June 2021



### 43 The Avenue Sunbury VIC 3429

Sold Price

<sup>RS</sup> \$960,000

Sold Date

10-May-21

 4  3  2

Distance

0.67km



### 4 The Strand Sunbury VIC 3429

Sold Price

\$995,000

Sold Date

08-Jul-20

 4  2  2

Distance

0.95km



### 12 The Strand Sunbury VIC 3429

Sold Price

\$930,000

Sold Date

17-Oct-20

 4  2  2

Distance

1km



### 24 Nottinghill Rise Sunbury VIC 3429

Sold Price

Sold Date

10-Feb-21

 4  4  4

Distance

1.18km



### 3 Whitechapel Way Sunbury VIC 3429

Sold Price

\$1,015,000

Sold Date

24-Mar-21

 4  2  4

Distance

1.24km



### 9 Lightwood Drive Sunbury VIC 3429

Sold Price

\$1,030,000

Sold Date

30-Mar-21

 5  2  2

Distance

2.53km

RS = Recent sale

UN = Undisclosed Sale

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