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

2 Cover Drive 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	or range between	\$440,000	&	\$479,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$530,000	Prope	erty type House		Suburb	Sunbury	
Period-from	01 Jan 2019	to	31 Dec 2	2019	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
7 Cover Drive Sunbury VIC 3429	\$497,500	13-Jul-19
4 Kippax Street Sunbury VIC 3429	\$475,000	19-Nov-19
48 Cover Drive Sunbury VIC 3429	\$430,000	11-Dec-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.

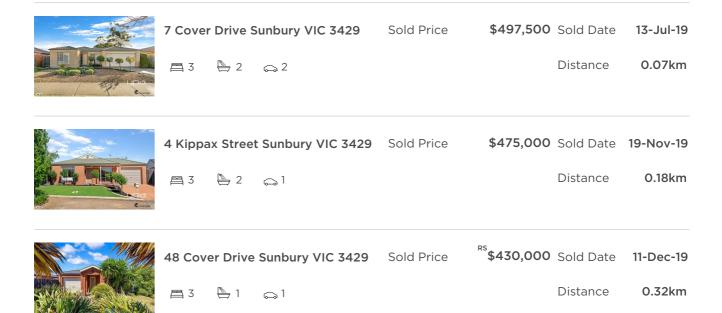
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consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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