

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 1008 - Panna Road, Sunbury, 3429
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$	353,900	or range between		&	
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Median sale price

Median price	\$	484,900	Property type	Vacant Land	Suburb	Sunbury
Period - From	1/01/2023	to	31/03/2023	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 102 - Ember Loop, Sunbury, 3429	\$ 347,900	3/03/2023
2 Lot 230 - Curio Circuit, Sunbury, 3429	\$ 364,900	25/02/2023
3 Lot 229 - Curio Circuit, Sunbury, 3429	\$ 340,900	8/05/2023

This Statement of Information was prepared on:

08 Aug 2023