

## 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

23 Hoya Place 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

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Sunbury

Period-from

01 Dec 2018

to

30 Nov 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

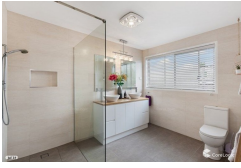
Date of sale

8 Hoya Place Sunbury VIC 3429	\$685,000	28-Jun-19
7 Hoya Place Sunbury VIC 3429	\$630,000	09-Oct-19
8 Sassafras Drive Sunbury VIC 3429	\$610,000	17-Aug-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.~~

This Statement of Information was prepared on: 05 December 2019



**8 Hoya Place Sunbury VIC 3429**

Sold Price **\$685,000** Sold Date **28-Jun-19**

4 2 2

Distance **0.08km**



**7 Hoya Place Sunbury VIC 3429**

Sold Price **\$630,000** Sold Date **09-Oct-19**

3 2 2

Distance **0.13km**



**8 Sassafra Drive Sunbury VIC 3429**

Sold Price **\$610,000** Sold Date **17-Aug-19**

4 2 2

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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