

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 1 Starflower Way, Sunbury, VIC 3429

Indicative selling price

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

Price Range

\$735,000

&

\$779,000

Median sale price

Median price

\$575,000

Property Type

House

Suburb

Sunbury (3429)

Period - From

04/02/2020

to

04/02/2021

Source

RP Data Corelogic

Comparable property sales

A 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
3 CLARET ASH DRIVE, SUNBURY VIC 3429	\$730,000	24/11/2020
32 SASSAFRAS DRIVE, SUNBURY VIC 3429	\$745,000	14/01/2021
3 BOWERBIRD PLACE, SUNBURY VIC 3429	\$720,000	02/11/2020

This Statement of Information was prepared on: 01/03/2021