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

7 Kippax Street 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	\$580,000	&	\$610,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$550,000	Property type		House		Suburb	Sunbury
Period-from	01 Sep 2019	to	31 Aug 2	2020	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
6 Massie Circuit Sunbury VIC 3429	\$600,000	18-May-20
10 Marsh Crescent Sunbury VIC 3429	\$615,000	12-Jun-20
5 Ponsford Place Sunbury VIC 3429	\$575,000	30-Apr-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.

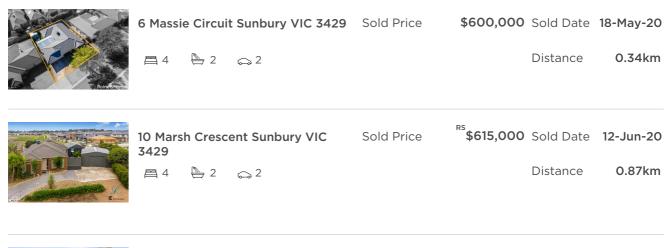
This Statement of Information was prepared on: 09 September 2020



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5 Ponsford Place Sunbury VIC 3429 Sold Price \$575,000 Sold Date 30-Apr-20 Distance 0.91km 酉 4 ₽ 2 2

RS = Recent sale UN = Undisclosed Sale

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