

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 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



6 Massie Circuit Sunbury VIC 3429 Sold Price **\$600,000** Sold Date **18-May-20**

4 2 2

Distance **0.34km**



10 Marsh Crescent Sunbury VIC 3429 Sold Price ^{RS} **\$615,000** Sold Date **12-Jun-20**

4 2 2

Distance **0.87km**



5 Ponsford Place Sunbury VIC 3429 Sold Price **\$575,000** Sold Date **30-Apr-20**

4 2 2

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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