Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
LOT 505 HENDRY DRIVE, 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)						
\$583,900		or range between			&	
Median sale price (*Delete house or unit as applicable)						
\$647,750	Property type			Other	Suburb	Sunbury
01 Jul 2021	to 30 Jun 2022		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						
	LOT 505 HEND ce see consumer.vic \$583,900 pplicable) \$647,750 01 Jul 2021 sales (*Delete A properties sold with ont's representative of	LOT 505 HENDRY Discrete see consumer.vic.gov.au \$583,900 pplicable) \$647,750 Prop 01 Jul 2021 to sales (*Delete A or B to properties sold within two ont's representative considerative considerativ	ce see consumer.vic.gov.au/underquotics \$583,900 or range between \$5847,750 Property type O1 Jul 2021 to 30 Jun 2 sales (*Delete A or B below as a properties sold within two kilometres on this representative considers to be most	ce see consumer.vic.gov.au/underquoting (*De \$583,900 or range between pplicable) \$647,750 Property type 01 Jul 2021 to 30 Jun 2022 sales (*Delete A or B below as application properties sold within two kilometres of the properties representative considers to be most comparison.	LOT 505 HENDRY DRIVE, SUNBURY VIC 3429 ce see consumer.vic.gov.au/underquoting (*Delete single price \$583,900 or-range between pplicable) \$647,750 Property type Other 01 Jul 2021 to 30 Jun 2022 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the price of the property for sale in the price of	LOT 505 HENDRY DRIVE, SUNBURY VIC 3429 the see consumer.vic.gov.au/underquoting (*Delete single price or range at \$583,900

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: 12 April 2022



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