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

3 AMITY PLACE SUNBURY VIC 3429

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	2 NOYU UUU	&	\$740,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$645,000	Property type	House	Suburb	Sunbury						

31 Jan 2025

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2024

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.

to

Address of comparable property	Price	Date of sale	
12 RETREAT CRESCENT SUNBURY VIC 3429	\$735,000	06-Sep-24	
2 BRETT COURT SUNBURY VIC 3429	\$670,000	21-Aug-24	
32 FILLY CIRCUIT SUNBURY VIC 3429	\$695,000	27-Aug-24	

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 February 2025

Source



Corelogic

consumer.vic.gov.au

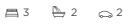
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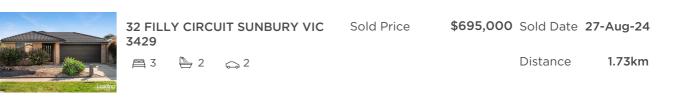
Karly O'Donnell

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- E kodonnell@woodards.com.au



	12 RETREAT CRESCENT SUNBURY VIC 3429 $\blacksquare 4$ $ 2$ $\bigcirc 2$	Sold Price	\$735,000	Sold Date Distance	06-Sep-24 0.31km
	2 BRETT COURT SUNBURY VIC 3429	Sold Price	\$670,000	Sold Date	21-Aug-24
	🖴 3 🕒 2 👝 2			Distance	1.56km





RS = Recent sale UN = Undisclosed Sale

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