

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 YALLOP CRESCENT 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

\$630,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2022

to

31 May 2023

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

12 YARDLEY STREET SUNBURY VIC 3429	\$647,500	10-Mar-23
2 LINDWALL STREET SUNBURY VIC 3429	\$665,000	31-May-23

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: 07 June 2023



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12 YARDLEY STREET SUNBURY VIC 3429

Sold Price

\$647,500

Sold Date

10-Mar-23



3



2



2

Distance

0.17km



2 LINDWALL STREET SUNBURY VIC 3429

Sold Price

^{RS} **\$665,000**

Sold Date

31-May-23



3



2



2

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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