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 622 ELIZABETH 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)						
\$565,900		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 622 ELIZA see see consumer.vic \$565,900 pplicable) \$647,750 01 Jul 2021 sales (*Delete A properties sold with nt's representative of	LOT 622 ELIZABETH se see consumer.vic.gov.au \$565,900 pplicable) \$647,750 Prop 01 Jul 2021 to sales (*Delete A or B be properties sold within two lent's representative consider	LOT 622 ELIZABETH DRIVE, Size see consumer.vic.gov.au/underquotiin \$565,900 or rang between \$5647,750 Property type 01 Jul 2021 to 30 Jun 20 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 \$565,900 or range between coplicable) \$647,750 Property type 01 Jul 2021 to 30 Jun 2022 Sales (*Delete A or B below as application of the properties sold within two kilometres of the properties representative considers to be most comparison.	to see consumer.vic.gov.au/underquoting (*Delete single price \$565,900 or range between \$5647,750 Property type Other Of 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 pro	LOT 622 ELIZABETH DRIVE, SUNBURY VIC 3429 the see consumer.vic.gov.au/underquoting (*Delete single price or range at \$565,900

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



В*