

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

9 Harcombe 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)

Single Price

or range
between

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2021

to

31 Dec 2021

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

2 Abelia Court Sunbury VIC 3429	\$630,000	26-Oct-21
268 Gap Road Sunbury VIC 3429	\$630,000	10-Sep-21
267 Gap Road Sunbury VIC 3429	\$660,000	22-Dec-21

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: 19 January 2022



2 Abelia Court Sunbury VIC 3429

Sold Price

\$630,000

Sold Date

26-Oct-21

4 2 1

Distance

0.2km



268 Gap Road Sunbury VIC 3429

Sold Price

Sold Date

10-Sep-21

3 2 2

Distance

0.31km



267 Gap Road Sunbury VIC 3429

Sold Price

^{RS} **\$660,000**

Sold Date

22-Dec-21

4 2 4

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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