

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

1 Hill Grove 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

\$640,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2021

to

31 Jan 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

5 Bowen Court Sunbury VIC 3429	\$674,000	20-Oct-21
10 McCubbin Court Sunbury VIC 3429	\$655,000	08-Sep-21
248 Gap Road Sunbury VIC 3429	\$650,000	19-Nov-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.~~

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5 Bowen Court Sunbury VIC 3429

Sold Price

\$674,000

Sold Date

20-Oct-21

4 2 2

Distance

0.29km



10 McCubbin Court Sunbury VIC 3429

Sold Price

\$655,000

Sold Date

08-Sep-21

3 1 3

Distance

0.17km



248 Gap Road Sunbury VIC 3429

Sold Price

\$650,000

Sold Date

19-Nov-21

3 2 1

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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