

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 The Village Green 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

\$1,090,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2020

to

28 Feb 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

Address of comparable property	Price	Date of sale
12 Berrydale Road Sunbury VIC 3429	\$1,050,000	09-Feb-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: 03 March 2021



12 Berrydale Road Sunbury VIC
3429

 4  2  3

Sold Price ^{RS} \$1,050,000 Sold Date 09-Feb-21

Distance 0.21km

RS = Recent sale

UN = Undisclosed Sale

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