

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

8 Tanner Place 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2020

to

31 May 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

5 Underhill Court Sunbury VIC 3429	\$703,000	01-Mar-21
86 Fullwood Drive Sunbury VIC 3429	\$690,000	08-Apr-21
51 Reghon Drive Sunbury VIC 3429	\$692,500	17-May-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: 23 June 2021

5 Underhill Court Sunbury VIC 3429 Sold Price **\$703,000** Sold Date **01-Mar-21**

 4  2  1

Distance **0.19km**



86 Fullwood Drive Sunbury VIC 3429 Sold Price ^{RS} **\$690,000** Sold Date **08-Apr-21**

 3  2  6

Distance **0.36km**



51 Reghon Drive Sunbury VIC 3429 Sold Price ^{RS} **\$692,500** Sold Date **17-May-21**

 5  2  2

Distance **1.01km**



49 Balmoral Circuit Sunbury VIC 3429 Sold Price ^{RS} **\$665,000** Sold Date **27-May-21**

 3  2  2

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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