

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

3 MANNA GUM CLOSE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2022

to

31 May 2023

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 MANNA GUM CLOSE SUNBURY VIC 3429	\$1,150,000	17-Jun-22
22 TWIN CREEK COURT SUNBURY VIC 3429	\$1,070,000	01-Feb-22
13 SWIFT PARROT CLOSE SUNBURY VIC 3429	\$1,210,000	26-Jan-23

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: 10 June 2023

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2 MANNA GUM CLOSE SUNBURY VIC 3429

4 2 2

Sold Price **\$1,150,000** Sold Date **17-Jun-22**

Distance **0.08km**



22 TWIN CREEK COURT SUNBURY VIC 3429

3 2 3

Sold Price **\$1,070,000** Sold Date **01-Feb-22**

Distance **0.23km**



13 SWIFT PARROT CLOSE SUNBURY VIC 3429

3 2 2

Sold Price **\$1,210,000** Sold Date **26-Jan-23**

Distance **0.24km**



27 CANTERBURY AVENUE SUNBURY VIC 3429

4 2 2

Sold Price **\$1,040,000** Sold Date **11-Mar-23**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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