

## 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

100 SPAVIN DRIVE SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,500

Property type

Farm

Suburb

Sunbury

Period-from

01 Mar 2022

to

28 Feb 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

45 HIGHGROVE DRIVE SUNBURY VIC 3429	\$950,000	14-May-22
13-23 FLEMING COURT SUNBURY VIC 3429	\$850,000	30-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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**45 HIGHGROVE DRIVE SUNBURY  
VIC 3429**

Sold Price **\$950,000** Sold Date **14-May-22**

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Distance **3.4km**



**13-23 FLEMING COURT SUNBURY  
VIC 3429**

Sold Price **\$850,000** Sold Date **30-Nov-21**

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Distance **4.62km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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