

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

11 MERLOT 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

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2022

to

31 Dec 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

4 PINOT COURT SUNBURY VIC 3429	\$1,060,000	20-Sep-22
7 MERLOT GROVE SUNBURY VIC 3429	\$1,050,000	21-Oct-21
60 CURTIS AVENUE SUNBURY VIC 3429	\$1,060,000	18-Mar-22

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 January 2023

Toni Bloodworth-Barker

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E toni@bradtealwoodards.com.au**4 PINOT COURT SUNBURY VIC
3429** 4  2  2Sold Price **\$1,060,000** Sold Date **20-Sep-22**Distance **0.12km****7 MERLOT GROVE SUNBURY VIC
3429** 4  2  -Sold Price **\$1,050,000** Sold Date **21-Oct-21**Distance **0.06km****60 CURTIS AVENUE SUNBURY VIC
3429** 5  2  2Sold Price **\$1,060,000** Sold Date **18-Mar-22**Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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