# 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

4 PINTO WAY SUNBURY VIC 3429

#### Indicative selling price

Mediar (\*Delete

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

Single Price		or range between	\$1,100,000	&	\$1,200,000
n sale price					
e house or unit as appli	cable)				

Median Price	\$650,000	Prope	erty type		House	Suburb	Sunbury
Period-from	01 Feb 2023	to	31 Jan 2	2024	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
53 HIGHGROVE DRIVE SUNBURY VIC 3429	\$1,145,000	05-Feb-24
72 HIGHGROVE DRIVE SUNBURY VIC 3429	\$1,150,000	14-Nov-23
4 THE OAKS SUNBURY VIC 3429	-	17-Nov-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: 09 February 2024



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Leading

TRENT MASON

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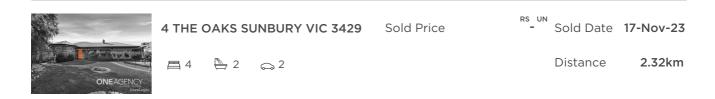
E trent.mason@leadingrealestate.com.au



	53 HIG VIC 34		E DRIVE SUNBURY	Sold Price	<sup>RS</sup> \$1,145,000	Sold Date	05-Feb-24
aveLogie	<b>4</b>	2	⇔-			Distance	3.51km



72 HIGHGROVE DRIVE SUNBURY VIC 3429	Sold Price	\$1,150,000 Sold Date 14-Nov-23
<u>⊨</u> 4 <u>⊳</u> 2 <sub>⇔</sub> 3		Distance <b>3.64km</b>



#### RS = Recent sale UN = Undisclosed Sale

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