## 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 Denison Court 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	\$595,000	&	\$635,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$630,000	Prop	erty type		House	Suburb	Sunbury
Period-from	01 Jan 2021	to	31 Dec 2	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
2 Lewin Street Sunbury VIC 3429	\$631,000	11-Nov-21
581 Elizabeth Drive Sunbury VIC 3429	\$645,000	24-Nov-21
68 Davenport Drive Sunbury VIC 3429	\$612,000	05-Aug-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: 12 January 2022



consumer.vic.gov.au

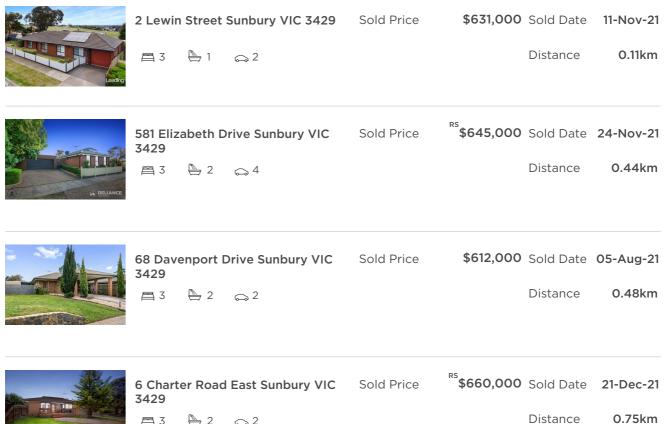
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**RS** = Recent sale UN = Undisclosed Sale

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