

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 7 Wattle Drive, Sunbury, VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$980,000 & \$1,050,000

Median sale price

Median price NA Property Type House Suburb Sunbury (3429)

Period - From 02/10/2021 to 02/10/2021 Source RP Data

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
17 HOPBUSH AVENUE, SUNBURY VIC 3429	\$915,000	07/04/2021
21 HOPBUSH AVENUE, SUNBURY VIC 3429	\$925,000	05/12/2021
106 YELLOW GUM BOULEVARD, SUNBURY VIC 3429	\$918,000	23/04/2021

This Statement of Information was prepared on: 14/10/2021