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

40 Williams Rise 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	\$1,050,000	&	\$1,150,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$320,000	Prop	erty type		Land	Suburb	Sunbury
Period-from	01 Nov 2018	to	31 Oct 2	2019	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
55 The Parkway Sunbury VIC 3429	\$1,180,000	28-Aug-19
70 Homestead Way Sunbury VIC 3429	\$950,000	21-May-19
40 Nambour Drive Sunbury VIC 3429	\$790,000	09-Jun-17

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.

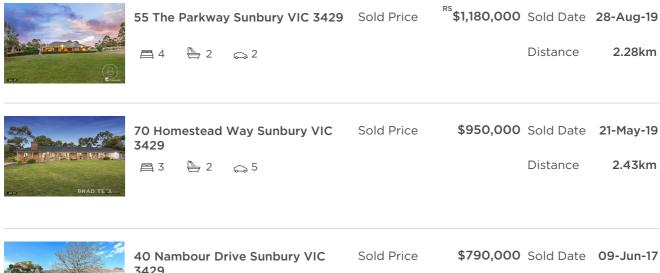
This Statement of Information was prepared on: 15 November 2019



consumer.vic.gov.au



M 0410 144 215 E ltotaro@ypa.com.au



 40 Nambour Drive Sunbury VIC
 Sold Price
 \$790,000
 Sold Date
 09-Jun-17

 3429
 □
 4
 □
 2
 □
 Distance
 2.66km

RS = Recent sale UN = Undisclosed Sale

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