

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 CAVA CIRCUIT 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Land

Suburb

Sunbury

Period-from

01 Sep 2021

to

31 Aug 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

3 MIGHTY ROAD SUNBURY VIC 3429	\$440,000	15-Apr-22
13 SPACES STREET SUNBURY VIC 3429	\$425,000	23-May-22
13 GARDANNE COURT SUNBURY VIC 3429	\$405,000	13-Apr-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: 05 September 2022



3 MIGHTY ROAD SUNBURY VIC 3429

Sold Price **\$440,000** Sold Date **15-Apr-22**

 5  2  -

Distance **1.82km**

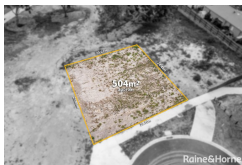


13 SPACES STREET SUNBURY VIC 3429

Sold Price **\$425,000** Sold Date **23-May-22**

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Distance **1.93km**



13 GARDANNE COURT SUNBURY VIC 3429

Sold Price **\$405,000** Sold Date **13-Apr-22**

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Distance **3.97km**

RS = Recent sale

UN = Undisclosed Sale

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