

## 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 Treefern Drive Sunbury VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$899,000

&

\$969,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2021

to

31 Dec 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

12 Ironbark Drive Sunbury VIC 3429	\$925,000	11-Nov-21
40 Brook Street Sunbury VIC 3429	\$900,000	10-Dec-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.

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**12 Ironbark Drive Sunbury VIC 3429** Sold Price **\$925,000** Sold Date **11-Nov-21**

4 2 2

Distance **0.6km**



**40 Brook Street Sunbury VIC 3429** Sold Price <sup>RS</sup> **\$900,000** Sold Date **10-Dec-21**

3 2 3

Distance **1.4km**

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

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