

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 Bush Place 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2020

to

30 Jun 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 Lindsay Avenue Sunbury VIC 3429	\$510,000	26-Mar-21
43 Melba Avenue Sunbury VIC 3429	\$520,000	26-Feb-21
55 Heyesen Drive Sunbury VIC 3429	\$540,000	19-Mar-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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Matthew Makin

M 0412876412

E mmakin@bradteal.com.au

**2 Lindsay Avenue Sunbury VIC 3429** 3  1  2

Sold Price

\$510,000

Sold Date

26-Mar-21

Distance

0.62km**43 Melba Avenue Sunbury VIC 3429** 3  2  2

Sold Price

\$520,000

Sold Date

26-Feb-21

Distance

0.3km**55 Heysen Drive Sunbury VIC 3429** 3  1  4

Sold Price

\$540,000

Sold Date

19-Mar-21

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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