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 Kippax Street 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	$460,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$535,000	Property type	House	Suburb	Sunbury
Period-from	01 Nov 2018	to	31 Oct 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
3 Reiffel Avenue Sunbury VIC 3429	$480,000	24-Jul-19
44 Cover Drive Sunbury VIC 3429	$453,000	21-Jun-19
19 Waugh Street Sunbury VIC 3429	$485,000	17-Oct-19

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: 12 November 2019

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3 Reiffel Avenue Sunbury VIC 3429 Sold Price **$480,000** Sold Date **24-Jul-19**

3 2 2 Distance **0.22km**

44 Cover Drive Sunbury VIC 3429 Sold Price **$453,000** Sold Date **21-Jun-19**

3 2 1 Distance **0.33km**

19 Waugh Street Sunbury VIC 3429 Sold Price RS **$485,000** Sold Date **17-Oct-19**

4 2 2 Distance **0.26km**

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

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