

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

5 BRIDLE 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Aug 2021

to

31 Jul 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

2 FRAGRANT STREET SUNBURY VIC 3429	\$785,000	17-Nov-21
42 WILDFLOWER DRIVE SUNBURY VIC 3429	\$825,000	31-May-21
206 ELIZABETH DRIVE SUNBURY VIC 3429	\$785,000	04-May-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.

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2 FRAGRANT STREET SUNBURY VIC 3429

Sold Price

\$785,000

Sold Date

17-Nov-21

4

2

2

Distance

0.12km



42 WILDFLOWER DRIVE SUNBURY VIC 3429

Sold Price

\$825,000

Sold Date

31-May-21

4

2

2

Distance

0.19km



206 ELIZABETH DRIVE SUNBURY VIC 3429

Sold Price

\$785,000

Sold Date

04-May-22

4

2

2

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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