

## 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

21 Hopbush Avenue 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

\$850,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2018

to

30 Sep 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

5 Correa Way Sunbury VIC 3429	\$860,000	05-Sep-19
38 The Old Stock Run Sunbury VIC 3429	\$855,000	22-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: 30 October 2019



5 Correa Way Sunbury VIC 3429

Sold Price

<sup>RS</sup> \$860,000

Sold Date

05-Sep-19

 4  2  2

Distance

0.12km



38 The Old Stock Run Sunbury VIC 3429

Sold Price

<sup>RS</sup> \$855,000 <sup>UN</sup>

Sold Date

22-Oct-19

 4  2  4

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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