# 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 (\*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	Prop	erty type	type House		Suburb	Sunbury
Period-from	01 Oct 2018	to	30 Sep 2	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.

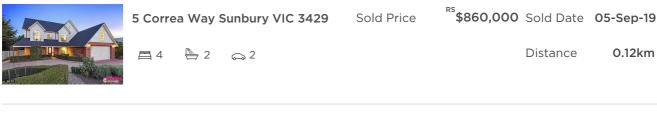
This Statement of Information was prepared on: 30 October 2019



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38 The Old Stock Run Sunbury VIC 3429	Sold Price	<sup>RS</sup> \$855,000	Sold Date	22-Oct-19
🛱 4 👆 2 🞧 4			Distance	1.32km

RS = Recent sale UN = Undisclosed Sale

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