

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	12 Flamingo Parade, Sunbury, VIC 3429
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$780,000	&	\$820,000
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Median sale price

Median price	NA	Property Type	House	Suburb	Sunbury (3429)
Period - From	31/10/2023	to	30/09/2024	Source	Realestate.com

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
55 WATERSPRITE BOULEVARD, SUNBURY VIC 3429	\$790,000	12/06/2024
33 WATERSPRITE BOULEVARD, SUNBURY VIC 3429	\$850,000	22/07/2024
97 HARKER STREET, SUNBURY VIC 3429	\$850,000	13/09/2024

This Statement of Information was prepared on: 18/10/2024