

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	32 Paperbark Avenue, Sunbury, VIC 3429
---	--

Indicative selling price

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

Price Range	\$880,000	&	\$940,000
-------------	-----------	---	-----------

Median sale price

Median price	\$670,000	Property Type	House	Suburb	Sunbury (3429)
Period - From	01/09/2022	to	01/09/2023	Source	Realestate.com

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
50 BELLEVIEW DRIVE, SUNBURY VIC 3429	\$912,000	19/06/2023
9 IRONBARK DRIVE, SUNBURY VIC 3429	\$900,000	16/06/2023
12 TOWERBRIDGE RISE, SUNBURY VIC 3429	\$925,000	30/06/2023

This Statement of Information was prepared on: 28/09/2023