

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	45 Ballet Crescent, Sunbury, VIC 3429
---	---------------------------------------

Indicative selling price

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

Price Range	\$590,000	&	\$620,000
-------------	-----------	---	-----------

Median sale price

Median price	\$670,000	Property Type	House	Suburb	Sunbury (3429)
Period - From	27/07/2023	to	27/10/2023	Source	Core Logic

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
19 SUNNY STREET, SUNBURY VIC 3429	\$660,000	21/10/2023
17 BALLETT CRESCENT, SUNBURY VIC 3429	\$626,000	25/10/2023
43 BALLETT CRESCENT, SUNBURY VIC 3429	\$642,000	15/09/2023

This Statement of Information was prepared on: 14/11/2023