

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

6 Berrydale Road, Sunbury, VIC 3429

Indicative selling price

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

Price Range

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$670,000

Property Type

House

Suburb

Sunbury (3429)

Period - From

01/01/2023

to

31/12/2023

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
4 RUPERTSDALE ROAD, SUNBURY VIC 3429	\$1,260,000	12/01/2023
72 HIGHGROVE DRIVE SUNBURY	\$1,150,000	14/11/2023
4 THE OAKS, SUNBURY VIC 3429	\$1,145,000	16/11/2024

This Statement of Information was prepared on: 26/01/2024