

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 | 65 Spavin Drive, Sunbury, VIC 3429 |

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|             |             |   |             |
|-------------|-------------|---|-------------|
| Price Range | \$1,900,000 | & | \$1,950,000 |
|-------------|-------------|---|-------------|

Median sale price

|               |            |               |            |        |                |
|---------------|------------|---------------|------------|--------|----------------|
| Median price  | \$670,000  | Property Type | House      | Suburb | Sunbury (3429) |
| Period - From | 29/05/2023 | to            | 29/08/2023 | Source | Core Logic     |

Comparable property sales

|   |                                                                                                                                                                                             |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 six months. |
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| This Statement of Information was prepared on: | 26/09/2023 |
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